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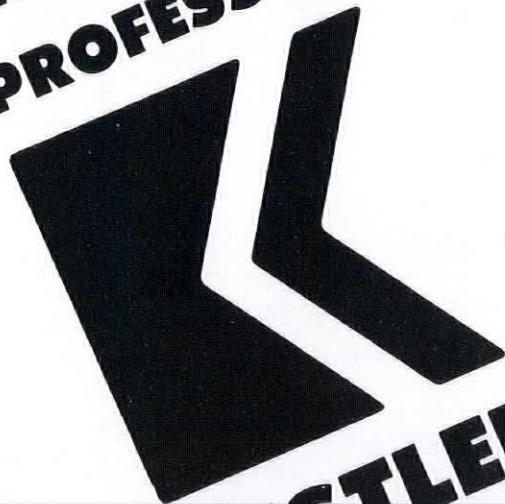
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**construction communications
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VOLUME 9

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FEBRUARY 1975

1974 INSTITUTE PUBLICATIONS COMMENDATION CONSTRUCTION SPECIFICATIONS INSTITUTE

THIS MONTH

	<i>Page</i>
FOR: Robert J. Schmidt, Vice President <i>The Construction Specifications Institute</i>	8
Annual Awards Program/Regional Chapter, ACI	9
UP — UP With People	10
AIA'S Rogers Introduces . . . "The Age of Modesty"	12
Everywhere Outside New York City Is . . . Bridgeport Connecticut—An Editorial	12
Colorado's Land Use Laws Inadequate?—Over Restrictive? by: William B. Sayre, AIA Ida M. Sayre	14
Honor Awards/1974 Southwestern Chapter/Oregon American Institute of Architects	18
Center Of The Ring by: David A. McKinley, Jr. FAIA The Smeede Hotel— The February Cover	20
Take Me To Your Leader	22
Malcolm R. Meurer, President American Consulting Engineers Council/An Interview	24
Symposia/Around the Region	26
Eighteenth Annual Convention American Institute of Landscape Architects	31
The Last Word	32

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editor: Elizabeth W. Trunk

CONTRIBUTING EDITORS

Landscape:
F. J. MacDonald, AILA/CSI
Arizona

Preservation:
Thomas Muths, AIA
Wyoming

For the Western Mountain Region: Robert Fielden, AIA

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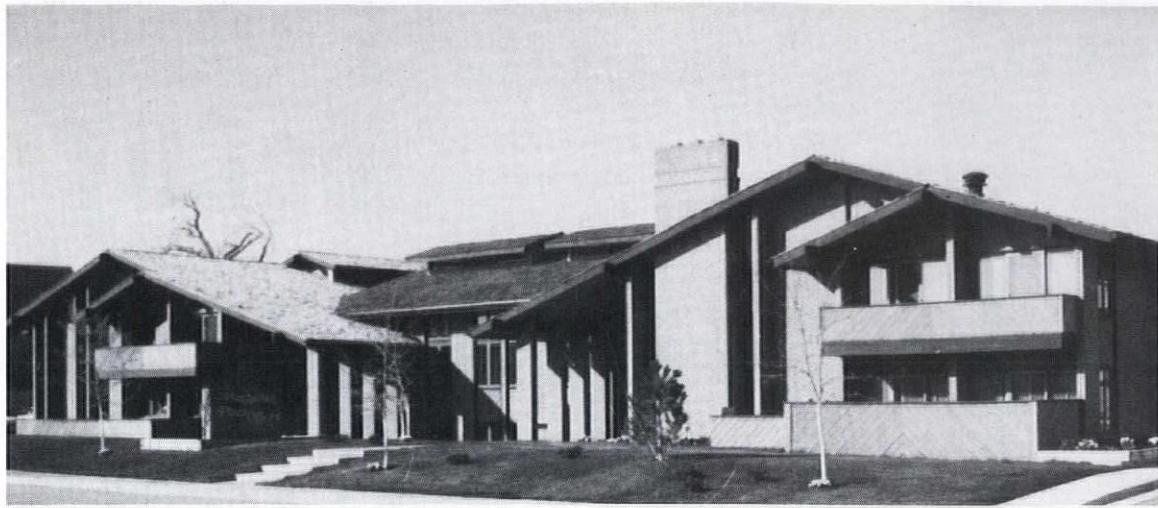
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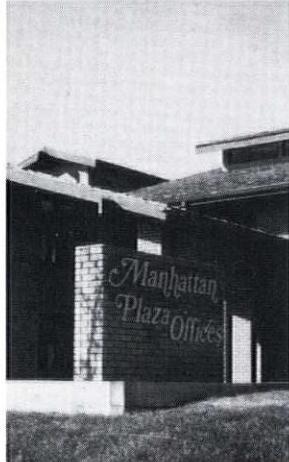
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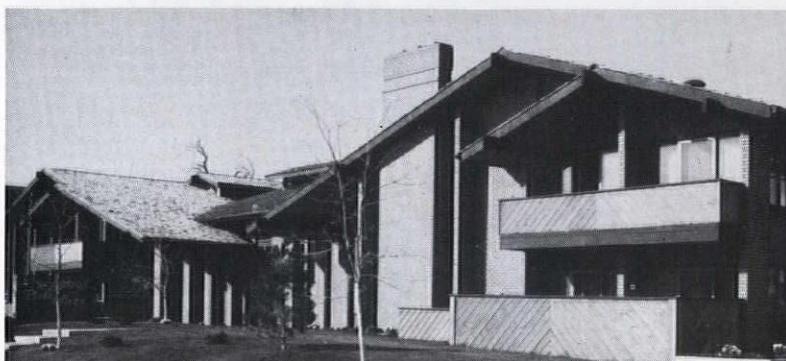
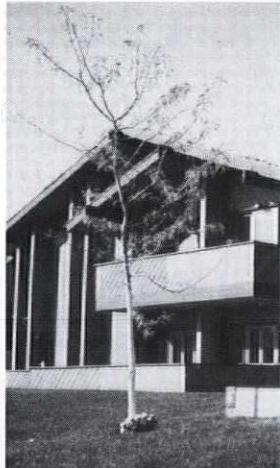
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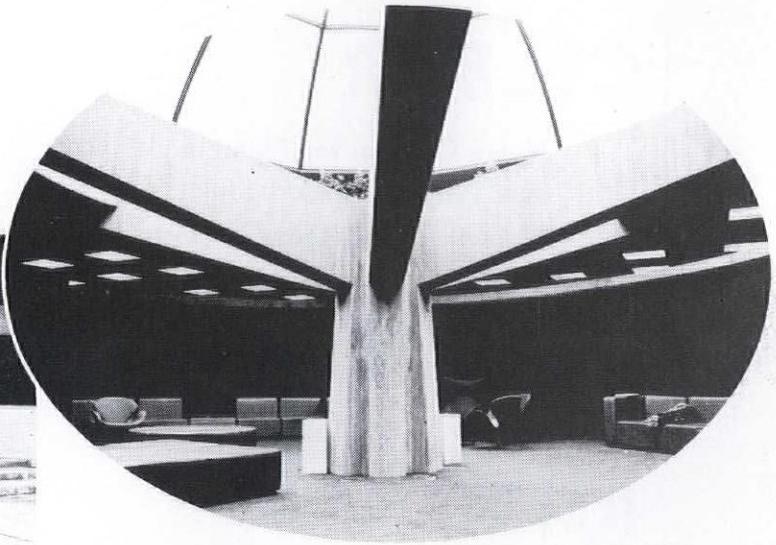
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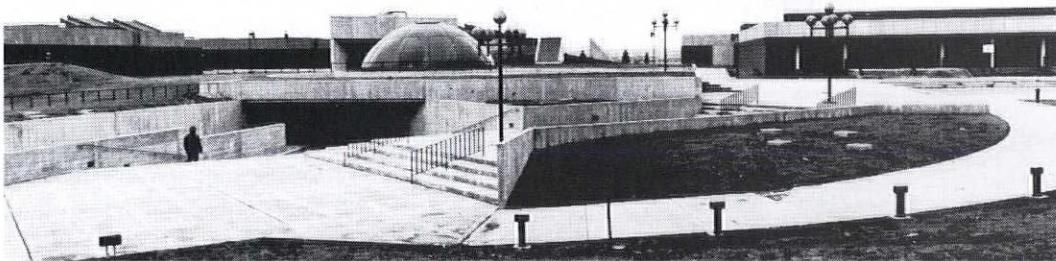
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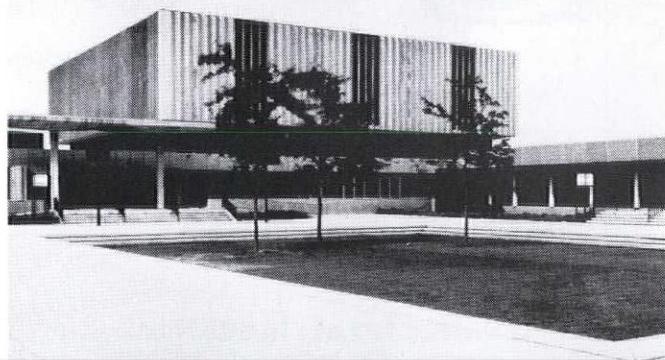


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FOR:
Robert J. Schmidt, FCSI
Vice President
The Construction
Specifications Institute

Here is "some kinda" guy, and we believe we would be most remiss if we did not come out flat footed for his candidacy for a "top job" with the Construction Specifications Institute. Sure, we're prejudiced . . . and we gladly admit it! Bob has been a part of our Symposia family since 1968—we've come to know him and his most charmin' Clemmie darned well during these many moons. We have watched with great pride his growing stature and dedication from Albuquerque Chapter President—through three years as Region 10 Director—and his two years as a national Institute officer. He exemplifies the very best our Western construction community has to offer a national organization.

Maybe you've never met Bob Schmidt. Let us tell you a little something about him. Once in a blue moon when everybody puts on their best shawl and bonnet, you'll see him in a boiled shirt. Most of the time look for him in boots and a bolo tie. For a guy born in Dayton, Ohio—he is the most enthusiastic resident of the Land of Enchantment we've ever met. As a matter of fact, when some of his much touted Albuquerque sunshine turned out to be liquid, we've given his Chamber of Commerce comments a pretty bad time. All of which deters Robert now one whit, he'll still tell you all about New Mexico's golden climate at the drop of an overshoe.

Bob is a fellow with some old fashioned ideas—like integrity. And—like, he understands about deadlines which is bound to make him very popular with his Editor. And he's in love with his wife! Dullsville? Not really—not if you could have seen his marvelous ear-to-ear grin when Clemmie surprised him and flew into Portland for the last day of the 1974 national CSI in the City of the Roses. Clemmie says at conventions she mostly sees Bob's coat-tails as he bombs out the door to attend another meeting. It's kinda heart-warming to see the Schmidts—a couple who still like each other that much after multi years and five kids!

This is the side of Bob Schmidt which not too many people see. He is generally regarded as that well organized guy who can give you facts, figures, statistics and knows all the by-laws. When there is a job to be done, you can count on it, Bob does his home work. This is in keeping with his education as an engineer and his years with the Army Corps of Engineers which took him from the ETO to the "Land of the Morning Calm." When he retired (Lieutenant-Colonel) and chose Albuquerque as home for the



clan—the Schmidts celebrated Christmas under the same roof for the first time in five years. Which, in our estimation, has got to make Clemmie "some kinda wife."

Members of the Construction Specifications Institute will receive their ballots for national officers on or about 10 February. You will note that there are five nominees for Institute Vice President—three will be elected. Robert J. Schmidt is the one and the only who headquarters on this side of the Mississippi. We believe sincerely his hearty Western voice is needed in the Councils of the Mighty. And don't just vote for him yourself . . . write—call—wire your CSI colleagues throughout the U. S. of A. Let's give Bob Schmidt a landslide! He deserves it!

ANNUAL AWARDS PROGRAM REGIONAL CHAPTER/A.C.I.

Entries for the Fourth Annual American Concrete Institute Awards Contest are being accepted now through March 5, 1975.

This yearly contest, sponsored by the Rocky Mountain Chapter of the A.C.I., to select the most outstanding concrete structures in Colorado and Southern Wyoming promises to be very beneficial to all entrants.

Photographs of all entries will be shown in local newspapers during "Concrete Week," March 23-29, 1975.

All entrants and their guests are invited to the Awards Banquet, March 26, 1975, where all entries will be shown, and awards presented to the winners.

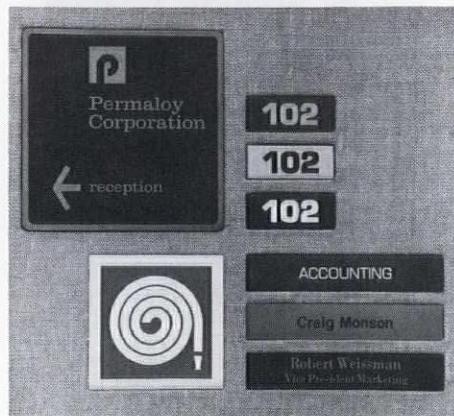
The basic rules for the contest are: Structure location shall be in Colorado or Southern Wyoming, and preferably, designed and built by a local Architect and Contractor. Structural frame and major portion of exterior must be constructed of Concrete and essentially completed during the calendar year of 1974.

Eligible projects may be buildings, bridges, water resources or any other structure type displaying excellence in design and/or construction using concrete.

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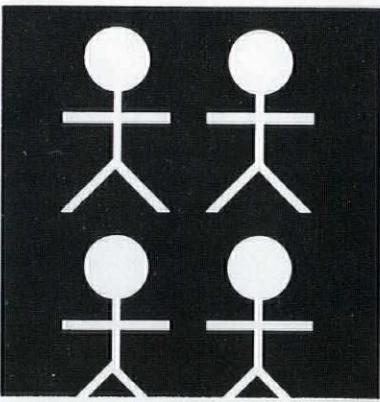
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UP UP With People!

(A brief report honoring Professional and Industry members in our Symposia Region who have achieved some of the "good things in life" in the past few weeks.)



Left to Right: Clark Gittings, Paul Bunyan and Walt Kellogg.

UP WITH GITTINGS! AND WOOD, INC.I

There were more than Architectural Citations at the recent WOOD, Inc. Banquet held in Denver in November. The 1974 Paul Bunyan Award was presented to Clark Gittings for his many years of distinguished service to the Industry.

Clark's successful career in the lumber industry began in 1924 when he took a summer job at the old Hallack and Howard Mill. By 1933, he was a partner in Gittings Lumber Company (and wasn't that some kinda year to go into business!) Following his three years service in Uncle's Navy during World War the Twice, Clark returned home and to active participation in

the committee to change the Denver Building Code (until that time, Denver was known as the "brick city"). He was President of the Denver Hoo Hoo Club in 1952 serving as Chairman of the National Convention held in Denver that year.

Mr. Gittings was President of Wood, Inc. in 1960-61 and on the Board of Directors through 1965. He is currently a Director of the National Building Materials Distributors Association.

The Wood, Inc. organization itself came in for some well-earned laurels. The Public Affairs Committee of the National Forest Products Association recently recommended the NFPA Board adopt a resolution commending Wood, Inc. for their local level, issue-oriented communications. As adopted the resolution reads . . . "This concept has been carried out with initiative, aggressiveness and a high order of professionalism in Colorado through the activities of Wood, Inc.—NFPA, therefore, commends Wood, Inc. as well as all other individuals and companies providing participation and support."

Which all adds up to a very happy Awards evening for the "Chips of the Old W.O.O.D. block!"

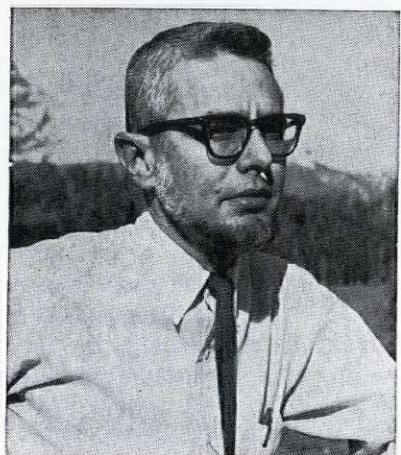
UP WITH STONE

Our good friend and neighbor, John Stone who is Director for the Building Department/City and County of Denver has recently received some important new responsibilities on the national building scene. At their 52nd Annual Business Meeting, he was appointed to the Research Committee of the International Conference of Building Officials. This group meets monthly in Los Angeles to study and review the many new building products presented for use in building Construction.

The second of John's new jobs is as a member of the Board of Directors of a brand new organization—the Association of Major City Building Officials. This group was formed in New Orleans in late October and will study the

many problems of construction and rehabilitation of residential and commercial structures unique to the "big" city. "Big", in their terms,—population of 500,000 plus with Denver ranking 25th in the group of 30 cities in attendance. The country is divided into four regions with Region #1 (Western) represented by Tom Jones of Dallas and John Stone of Denver.

Congratulations, John, we're sure you'll do us proud.



UP WITH MUTHS

It isn't all that often when one of our Western fellas snags a Chairmanship of a National AIA Committee. Tom Muths of Jackson, Wyoming, howsumever has done just that. Tom is now Chairman of the AIA Committee on Historic Resources, and we concur with Captain Fielden of the Good Ship WMR that this is a first for the Region. Also on the Committee this year . . . Amiable George Thorson (now of the National Park Service) and Lang Morris who is well known throughout the WMR.

In addition to his "top job" on the Historic Resources Committee, Tom is on the Board of Advisors for the National Trust for Historic Preservation, is the V.P. for the Wyoming Chapter/AIA and Symposia's Contributing Editor on this important subject. Tom is aided and abetted in all his many activities by his petite and perky help-meet, Erin, who accompanies him on his many, many trips around the U.S. of A. Credit Erin with a bit of succinct philosophy which says it all—"Traveling is great fun but you sure get behind with the wash!"

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A.I.A.'s ROGERS INTRODUCES ..

the age of modesty

(Being a very brief summary of the Address delivered by Archibald Rogers, FAIA, 1974 President of the American Institute of Architects at the Producers' Council's National Presidents and Membership Meeting.)

President Rogers began with a birth announcement taking us to the delivery room for the emergence from the womb on November 4th of the National Forum on Growth Policy, the polygot group representing a broad spectrum of professional societies, civic organizations and public interest groups . . . a direct descendant, one might say, of the Interdisciplinary Coalition for the National Growth Policy, whose immediate forebearer was the Task Force Report of the American Institute of Architects.

He went then to his perception of the Future, seeing today's society in a period of great change, equating it with the 14th Century demise of the Medieval value system and the "bloody and not very nice birth" of the Renaissance. We are now swiftly crossing the Rubicon with the death of the Renaissance in our time and the emergence of what President Rogers calls the new Age of Modesty. We are leaving, he feels, an exciting, challenging and daring age suitable to a young and daring society entering now — an era of shortages. He faulted Operation Independence as a "stupid solution" . . . citing the monumental consumption of the United States. Looking back to the

highest standard of living ever achieved, this bad case of "heart burn" will be alleviated by the diet of shortages . . . which may not be a bad thing.

He granted Home Builders undoubtedly need relief at this juncture, but "Home Builders are talking about putting things back the way they were. (i.e.: replacing crops of corn with crops of houses) I submit to you that the market no longer exists. It has nothing to do with inflation — it has everything to do with the over-dependence on gasoline." He predicts multi-use, multi-level, much higher density building on the seams between suburb and city and in the city itself . . . a return to urbane and humane values.

Mr. Rogers cited two criteria for this new environment . . . 1) How we can more nearly approach an equilibrium between the environment we build with the natural setting and 2) The creation of a more sympathetic shelter. He spoke of turning back to catch basins, small windows and three foot masonry walls, and called it the beginning of the end for building anew in which the architect's role

would be something less than heroic . . . yet he considers this a good thing. "We have not done well in the shelter we have created for humanity." Users must be invited into the decision making processes although neither architects nor policy makers appreciate this gambit and the track record of community participation has not been outstanding.

He believes the general thread which holds man together as a species is apprehension . . . "we apprehend that we are going to die . . ." Calling man an exile from eternity, he talked of man's basic hungers — assurance that chaos does not exist as opposed to his hunger to believe that he is unique. How to put these two basic and contradictory hungers together? Said Rogers, "Look at the cities of old to see how it's done — order, symmetry, generosity, cleanliness and pride." The street-scape or the city skeleton had permanence, order and discipline. This is where today's emphasis should lie and we've had it all backwards concentrating on the flesh rather than the bones. He believes that this will be potentially more rewarding in every way with the new goals not on how many cars we consume but upon the quality of living.

"I conclude," said Mr. Rogers, "with a small toast. I give you change — change like the moon — with the dark side unknown, unknowable and fearful, but with the bright side gleaming with hope. Nurture this in your womb as creative people. In due time, introduce her as a modest debutante to a doubting society."

"everywhere outside New York City is Bridgeport, Connecticut"

The late Fred Allen

We are wont to chuckle occasionally at the reaction of our "Old Indian" up in the Northwest when somebody slips a burr under his saddle. Granted, our Man in Portland may operate on a short fuse, but this time around when the burr got under the Editor's saddle, the results were equally predictable.

We could not help but note Mr.

Rogers' studied preoccupation with the uterine process, but after looking at the baby, we would suggest that whatever the discomforts of gestation or the pangs of birth, it wasn't worth it! Save your cigars, Mr. Rogers. As far as we're concerned out here — you can send your blushing debutante right back. We can't use her!

As Alistair Cooke writes in his in-

roduction to "America" — "America can still fire dull imaginations with the prospect of a continent to explore. In my experience, the only people immune to this vision are those urban types to whom — as the late Fred Allen used to say — "everywhere outside New York City is Bridgeport, Connecticut." This parochialism is common in all the big cities of the East . . ." From time to time on these

pages we have voiced this same suspicion in less polished prose . . . last year at this same time, for instance, we suggested the "ant-hill syndrome" in our Nation's Capitol was due to "those birds" who believed the United States was bounded on the east by the Atlantic Ocean and on the west by the Alleghenies.

Essentially, our view of past eras must differ with Arch Rogers who has perhaps read too much architectural history. We would submit the Renaissance was a relatively short period in Western Civilization and succumbed much earlier to the onset of the Industrial Revolution and those kinds of specialization which this Age of the Machine has brought us — for good or for ill. Vestigially, of course, until this present century, our buildings remained reminiscent of a past where we, in America, had contributed little to their form or function. And even today, we find it difficult to "do our own thing" — ignoring our monumental accomplishments, aping older and effete forms when we have

a whole continent of marvels for inspiration.

"Bauhaus — do we really need it?" Let's look at the barns of Oregon, the mine shafts in a half dozen Western states, let's find joy in the pueblos of Acoma and Taos, let us glory in the time and spaces left to us which the real "provincials" on the other side of the Alleghenies have used so badly. The "old cities" so extolled by Mr. Rogers cannot be the same cities we have read about . . . "order — symmetry — generosity — cleanliness and pride?" The Rome of Sixtus V may well have had order but the descendants of the Legions lived in squalor and unspeakable filth. Dicken's London and its "stews" was a place where no self-respecting suburban American would have stabled his horse . . . if he had one. Mr. R. has passed over lightly the plague, rats, yellow fever and malaria which were the order of those "bad old days" and the ingenuity of Americans who have proved with a plethora of new products that the three foot masonry wall is as dead as the dodo — and as unintelligent.

May we suggest to Mr. Rogers that he might look at "the bright side of the moon — gleaming with hope." Maybe we shouldn't even venture such a thought . . . the radio and television networks skip blithely over the Mountain Time Zone (standard or daylight savings — whatever) as if we were not even here. This is a phenomenon in space and time which we have yet to understand . . . and maybe it's all for the best. It might be better if they never found us at all . . . and Big Foot could still live untrammeled in the big forests up north and we could still enjoy the marvelous spaces of the southwestern deserts and even those elephant-skinned and eroded hills of Wyoming.

Our toast — a challenge. We give you the heritage of life, liberty and the pursuit of happiness. Your hands, brains and hearts will bring to you — and your heirs — no young modest debutante, but the mature and burgeoning promise of a Matron . . . the West — whose name is Tomorrow.

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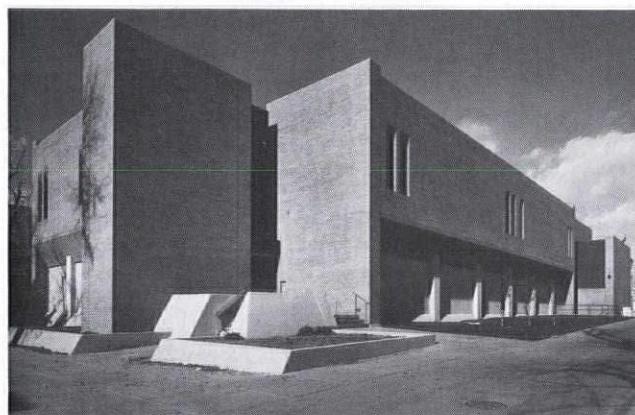
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A CASE STUDY

by: William B. Sayre, Architect

Ida M. Sayre

The public has waited since the fall of 1972 for evidence of positive results from Colorado's most restrictive non-urban land use legislation, Senate Bill 35. With little apparent progress, the logical conclusion is that the law is ineffective and more stringent state controls are needed. On the other hand, many realtors, developers, and investors consider it so restrictive some have halted all activities. Perhaps these fears on both sides can be dispelled by recounting a personal experience in a double role—that of professional planner-architect whose concerns are quality land use, protection of nature, and providing the best possible human environment. This case study of the Little Kingdom Planned Unit Development through Gilpin County's application of Senate Bill 35 may serve to point out the potential beneficial impact of existing legislation. Certainly, Environmentalists must be patient... far too little time has elapsed for the completion of constructed projects. Developers now find high quality, professionally planned projects are more salable than former low-overhead, high density formula. Some remedies may be in order... but too much legislation too soon may be injurious to the best interests of all concerned.

Senate Bill 35

The complexities of Senate Bill 35 are twofold, affecting county governments and developers. Counties were required to institute zoning regulations in unincorporated areas and define uses permitted within each zone. Companion regulations for future subdivision were written to meet minimum state requirements.

Developers must submit detailed plans for zoning changes and permission to develop any specific area. It is the developer's responsibility to include all of the following for subdivi-

sion consideration: an overall site plan, survey plats and legal descriptions certified by a state licensed surveyor, topographic maps, slope studies, lot dimensions, density, location, roads, names and addresses of abutting property owners, trees and ground cover locations, sites reserved for public use (schools, fire houses, parks, or whatever the Planning Commission and the County Commissioners may deem necessary), methods for solid waste disposal, land maintenance proposals, public and private utility locations, easements, water availability and water quality studies, sewage disposal report, geologic report, soils report, power and telephone availability, school impact report, fire prevention and control, highway impact, covenants, public facility impact, flood plains, avalanche paths and other hazards, and impact on nearby counties or municipalities.

In all, the developer usually goes through four stages to achieve permission to build: zoning change, Sketch Plan, Preliminary Plan and Final Plat. Each stage, progressively more detailed, must be submitted to the local Planning Commission made up of unpaid appointees who recommend approval or disapproval to the ultimate authority, the elected County Commissioners. Each stage is customarily accompanied by submission of plans and technical reports followed by public hearings before both the Planning Commission and then the County Commissioners—six to eight public hearings in all. Every detail is subject to approval or rejection by either the planning commission or the County Commissioners.

Since thirty days public notice is required before each public hearing and time is needed to review the reports, two years is the minimum

amount of time required. Further time is needed for state agency review and approval of water use, sewer standards, highway impact and safety, and hazard area. The time involved may be shortened as experience is gained, but few, if any, projects have been completed under the provisions of Senate Bill 35.

A Case History

As Owner-Developer-Architect of the Little Kingdom Planned Unit Development, we've acquired a uniquely comprehensive insight into existing land use laws as they relate to the county, the state, the developer, the neighbors, and ultimately the consumer. Our first approach to Gilpin County was made in January 1973 with a request for copies of zoning and subdivision regulations. A citizens' Planning Commission had worked out the required preliminary documents with the County Attorney, but no copies were available. The Secretary to the Planning Commission was a part-time employee who had to be located on his construction job; he had no office, no documents, not even a filing cabinet or desk. The zoning map had not been prepared. We were referred to the County Attorney, a practicing attorney in Boulder serving Gilpin County on a consulting basis. A trip to his office was made to secure a copy of the zoning regulations. Subdivision regulations were not yet in presentable form and details were still undergoing revision.

A chat with the chairman of the Planning Commission in the middle of the street in Rollinsville was fruitful; he expressed a favorable personal reaction to our tentative plans for a 40-unit P.U.D. condominium project on our land one-half mile north of Rollinsville. He admitted the main objective in writing the zoning and subdivision regulations was to make it virtually impossible by means of stringent low-density requirements to develop any more land in the county. The steps taken to implement Senate Bill 35 were in the nature of preventive measures to exclude state domination of county affairs. Since Senate Bill 35 seemed to present impossible problems for a poor county like Gilpin, the first reaction of the Plan-

ning Commission was to make development so infeasible no county expenditures would be necessary to review and process the complicated and technical new requirements.

Our suggested development presented Gilpin County with an immediate dilemma. The logic for changing the use of the land in question was obvious. The development was well planned and would be an asset to the county in increasing tax base without requiring unreasonable county services. The land proposed for development was causing increasing problems for us as owners and for the county as well. Situated along much-traveled highway 119 immediately adjoining a Forest Service campground, the site was separated by the highway from the main portion of the Sayre Ranch and was becoming difficult for us to maintain and the county to police. As owner of a much larger tract on the west side of the highway we were concerned about the misuse of the land by the casual passerby.

The Sayre family knows from experience that mountain land is like a garden which must be tended. Since 1860 our ranch, one of the beauty spots along the front range, has been used as a summer home and recreation spot for family and friends. Care has been taken to preserve wildlife and natural vegetation. We know that as soon as a road, a power line, or even a path is made, the balance of nature is upset. If meadows are allowed to erode the grass, flowers and animals die. If natural forest irrigation is interrupted, the ground cover dies and trees are stunted. If land is unprotected, it becomes a dumping ground for trash and subject to fire. The beautiful mountain lakes are fed by ditches. If it were not for constant maintenance they would stagnate and degenerate into marshes. Water rights must be maintained, fences and ditches improved, irrigation provided. If there is no economic return on the land the high property taxes or inheritance taxes will ultimately force sale and "use," perhaps in a most undesirable manner. The obvious and optimum answer was a Planned Unit Development of clustered residential units



Mr. Sayre's visualization of completed cluster units and open space use.

taking advantage of the spectacular views and leaving open spaces undeveloped.

The majority of the Planning Commission, familiar with the property, was quick to agree and gave us their support to go ahead with our planning in an informal meeting in March 1973. Dissenting opinions were voiced by two Commission members, proponents of the popular position of preventing more development in Gilpin County. We discussed economic difficulties related to the unrealistic requirement of providing five acres of land for each residential unit in a P.U.D. The specific example of our project demonstrated the advantages of concentrating buildings and retaining open spaces for common use. Two hundred acres supporting forty units on two acres of land was clearly unfeasible. Ambiguous language in zoning regulations, caused by inexperience with the P.U.D. concept, would have to be rewritten and approved by the long process of public hearings, Planning Commission and County Commissioner approval. Altogether some nine months were consumed while regulations were adjusted and legally approved provisions requiring only one acre per residential unit.

By January 1974 the Planning Commission was ready for formal presentation of a request for zoning change

and special use permit. In the meantime, the county had engaged a highly competent County Engineer and Planner to advise the Planning Commission and County Commissioners on adequacy of submitted plans and to provide liaison with state agencies for water supply approval, Health Department approval, the state highway department, school and fire districts, and, in our case, the United States Forest Service. A cooperative arrangement with Boulder County had been made for their specialists in areas such as sanitary engineering to serve as consultants to Gilpin County as needed.

The atmosphere of hopelessness in coping with the complicated requirements of land use laws had been displaced by an awareness that future development could be controlled at the county level in their best interests. Irresponsible development resulting in tax sales of subdivided lots could be prevented; roads had to meet maintenance standards; sites for public facilities could be required; water supplies had to be proven; sewage treatment had to meet state standards. Perhaps most important, every developer was now required to engage competent professional planners and engineers to obtain subdivision consideration . . . an assurance of good planning and quality development. Professionals, previously by-passed in the interest

of "economy," were now required by law to provide land planning, civil engineering, water and sewer engineering, geologic information, and construction meeting building codes and standards. The developer financially unable to engage professional consultants is no longer able to obtain consideration.

The Gilpin County Engineer is qualified to apply proper performance standards, to judge and recommend. He has instituted an efficient system of liaison between the developer and state and county officials. State agencies review reports and recommend approval or disapproval through the County Engineer to the County Planning Commission and County Commissioners. The County Engineer makes sure all facts required are supplied and standards are met. The system works well to protect the county, the environment, and the public. As an unexpected benefit the technical report system gives interested and involved citizens a tool to use to keep development consistent with local needs and desires. In Gilpin County such reports have served as an education in proper land use.

Intense interest is taken in public hearings in the county. Controversial projects are debated hotly. Large developments are strongly opposed

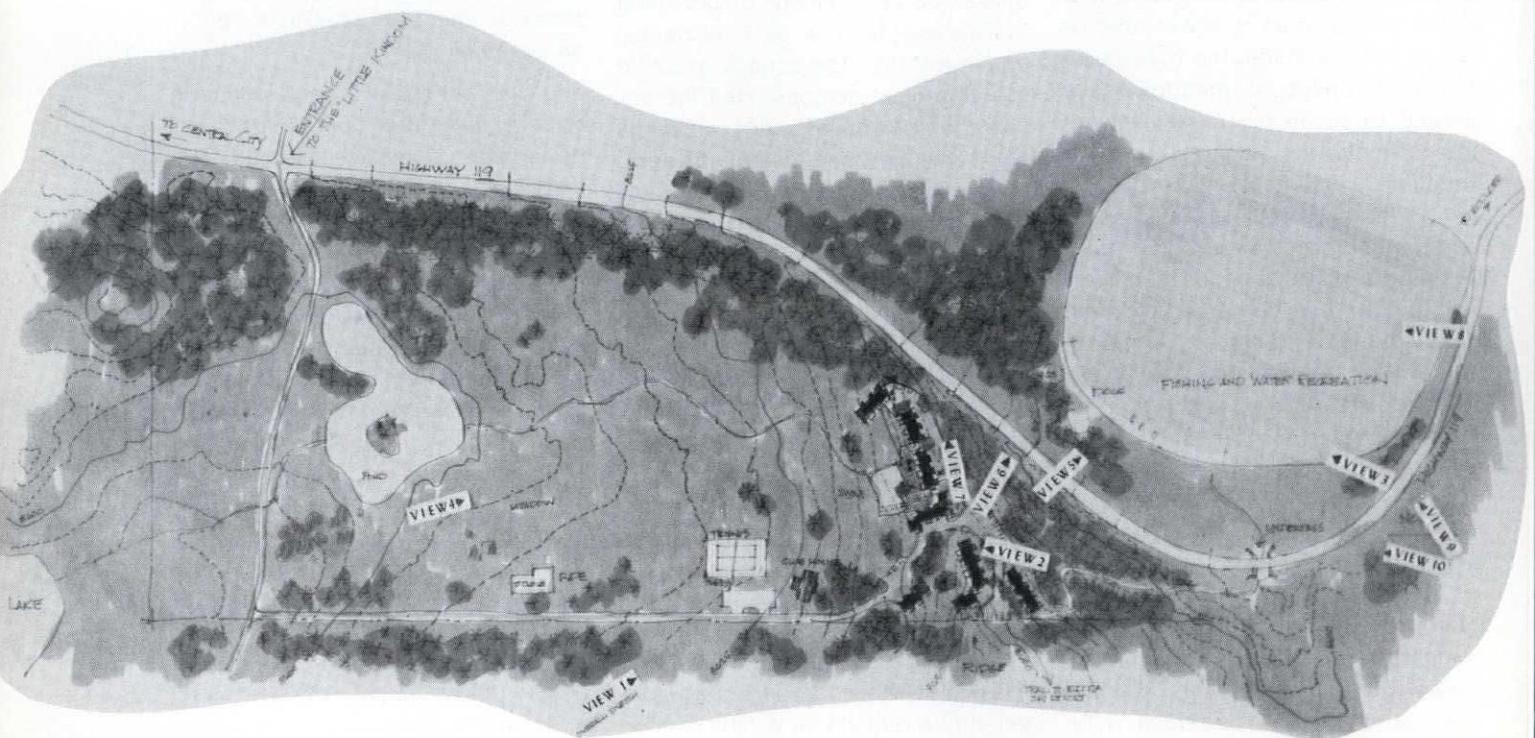
by the public while more modest ones are seen as manageable assets. There is growing sophistication in judgment, although the term "developer" still carries an evil connotation and there is a tendency to make unreasonable demands. Professional planners are becoming more sensitive to local concerns in order to serve their clients' best interests. This growing skill in implementing land use laws in Gilpin County has expedited our project to some extent. Zoning and special use was approved in March of 1974 by the County Commissioners. Sketch Plan requirements were prepared and submitted in May, and the voluminous reports required for Preliminary Plan were assembled and submitted in June. Some four months were taken to exchange reports between the County Engineer and state agencies.

Additional tests and additional information was required in some instances. Geophysical reports indicating availability of adequate water supplies were judged insufficient by the State Engineer, so test wells to prove supply and water quality had to be made. A public hearing was posted and held before the Planning Commission. The Planning Commission recommended approval by the County Commissioners. Another

public hearing took place before the County Commissioners in early December and formal approval of the development was granted by the County Commissioners in early January 1975. At least another year will be required to prepare and submit the Final Plat for the last stage of approval—a total of three years from start to finish before any construction can begin.

Problems/Suggested Remedies

Criticism of existing law falls into two divergent areas—financial obstacles for the developer and the public concern over adverse environmental impact. Let us examine the obstacles the developer faces. Processes described here substantially increase the developer's costs and ultimately the price of his product. Time required to process applications for subdivision approval at all the various stages is expensive. Planning Commissions — composed of unpaid public-spirited citizens — proceed cautiously. Caught between the desire to improve and protect their county and to implement the desires of the public, decisions are delayed 30 days here, 60 days there without appreciating the cost to the developer who must return again and again to expensive consultants. Short building seasons can cost another one or two years' delay, and the developer can-



Little Kingdom Resort

not borrow to pay extended front-end costs; knowledgeable lenders demand all state and local approvals before making loans.

Impact on the land for 50 units may be no greater than for five, but restrictions on density written into local laws prevent "highest and best" land use raising cost of individual units. Combined with inflation, unpredictable markets, schedule delays, and difficult financing, one can understand the developer who does not wish to take these economic risks. Further financial pressures arise through forces pressing for over-design. The developer anxious for official approval will agree to unreasonable improvements. Requirements imposed in the heat of a public presentation are accepted by the developer without knowing the effects on his budget or financing. Agreement to construct paved streets, for instance, can invite rejection of FHA approval of a given budget, for FHA rightly questions the real necessity for these improvements being paid for by the developer.

Engineering consultants often do not share the developer's financial concerns; their reputations depend more upon knowing how to obtain approvals than to meet a budget. The very act of submission invites criticism, and the consultant wishes to protect himself as much as his client. Although state and local standards do not require unreasonable expenditures, a good way to insure approval is to impose needlessly expensive systems. For example, the estimated cost of the approved sewer system designed for the Little Kingdom development will add \$4,000 to the selling price of a unit — a total cost about equal to that of the recently installed Central City sewer system.



Each new land use law requires more legal services for the developer and the counties. Proposed laws can become effective laws before the public is aware of them. No matter how well intended, new legislation puts existing machinery in disarray until procedures are developed. Bureaucracy grows along with the forms to be approved while costs mount with each delay and added requirement.

No bureaucratic staff of "experts" could hope to identify adverse environmental impact in a particular locality as well as the man who lives there. It is a great fallacy to believe the state COULD assume responsibility for a state-wide plan and control all land use. Sociological studies indicate individuals function best in areas small enough to cope with on a personal basis. Land use policy is no exception. Local control does not lack quality; the power of the County Commissioners has been used honestly and conscientiously. With large sums of money to be lost or gained in land development, citizens must be near enough to the authorities to keep constant vigilance.

A logical solution to the current controversy is to fill the gaps in land use laws by imposing strict land use performance standards roughly comparable to the construction performance standards in the Uniform Building Code. This works well at the present time in setting standards for

sewage treatment and water quality. Other areas of "state concern" are covered by the provisions of House Bill 1041 enacted by the last legislature. Land use standards should be further studied and modified as experience is gained. The developer would know what was expected and acceptable and could judge financial feasibility. The citizen could be assured that the open space he purchased yesterday will not be tomorrow's megalopolis. These standards could be applied to municipalities as well as unincorporated areas to prevent further metropolitan sprawl. Planning Commissions would be better able to judge adequacy of plans and presentations and would be less likely to impose requirements judged beneficial by individual members. Most important, the citizen would have a voice in the future and would not become a victim of irreversible legislation imposed on him by out-of-reach "experts."

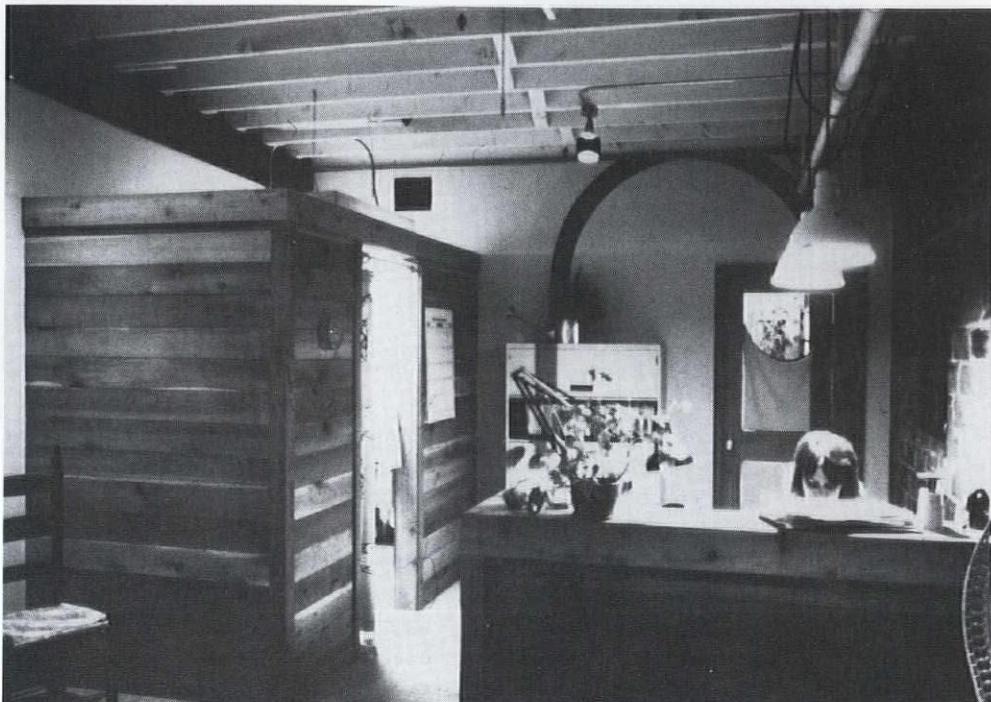
William B. Sayre

Planning and architectural work in mountain recreational areas including Steamboat Springs, Breckenridge, Dillon and Vail since 1958. Recent work includes core area master plan for Eagle/Vail development near Avon, respected as a model land use project, and the approval of the first Planned Unit Development in Loveland, Colorado (Hirsh Apartments, low-income FHA housing.).

HONOR AWARD:

The Granary, Eugene, Oregon
 Architects: Unthank, Seder, Poticha
 Jury's Comment:

The Jury was particularly impressed by the Architects' skillful reuse of existing building facilities and structure.



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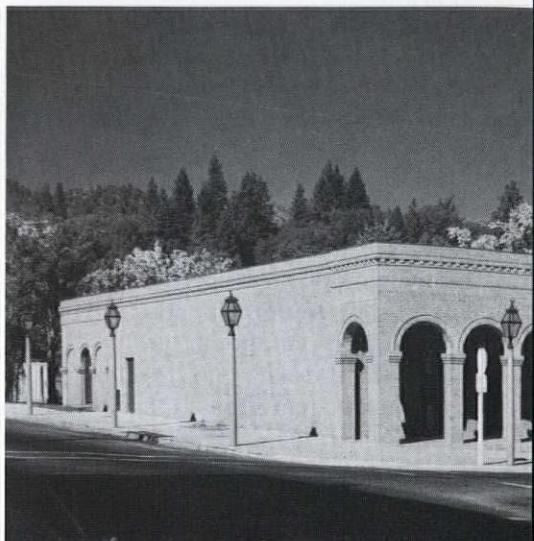
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**MERIT AWARD:**

Office Building at 1158 High Street, Eugene, Oregon

Architects: Unthank, Seder, Poticha
 Jury's Comment:

The Architects demonstrated a complete understanding of community scale and a mastery in planning with angles.



GON CHAPTER OF ARCHITECTS

was given prime recognition by Western Oregon AIA Chapter Honor the six honored buildings, two (Granary) were restorations and a (Equipment Building) was required to conceived design criteria.

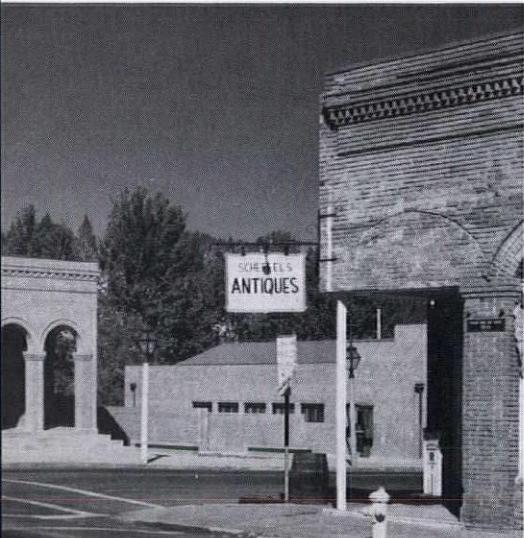
of William Turnbull, Jr., AIA, Architects of San Francisco; Fletcher and Finch Architects of Bentley, FAIA, Kirk, Wallace, and Seattle; and Ricardo Castro, the University of Oregon from the Smeede Hotel in particular as of thoughtful preservation, creation of an existing structure into the time reducing the demand on resources.

s were selected by the Jury from members of the Southwestern the winners were presented Certificate President, Jon Berry at the early November at the Village

awards competition was Mike

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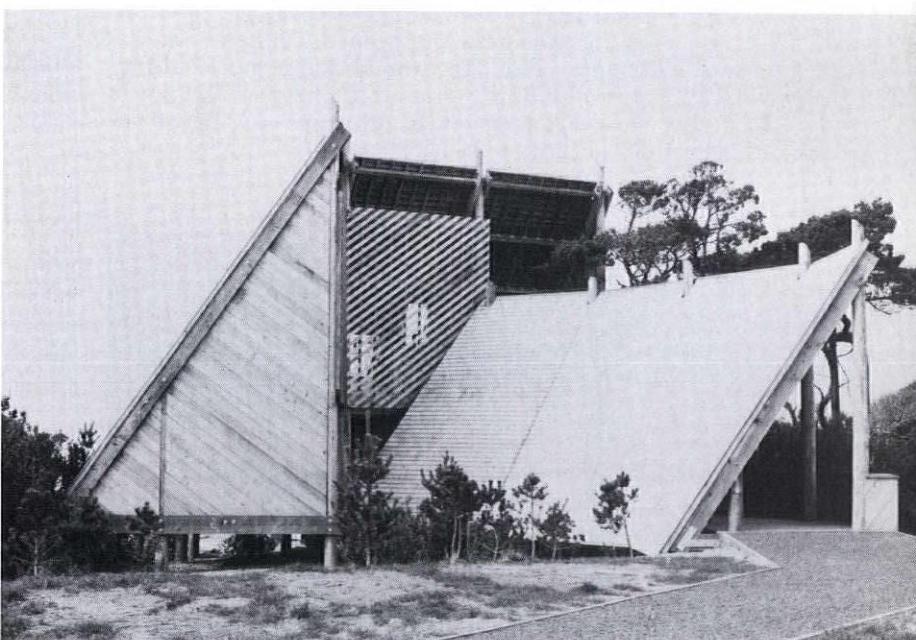
cited for their careful con-
ility building that became a
historical nature of a very



HONOR AWARD:

M. L. Ramsey Residence, McKenzie River, Oregon
Architects: Unthank, Seder, Poticha
Jury's Comment:

An excellent solution to site and program. The Architects demonstrated a creative understanding of the limitations of designing a restricted building. This is indeed a "happy house."



MERIT AWARD:

Harbor Vista Observation Structure, Near Florence, Oregon, overlooking the Pacific Ocean
Architects: Briscoe and Berry
Jury's Comment:

An extremely sensitive response to unique site and climatic problems.



FIRST HONOR AWARD:

Smeede Hotel, Eugene, Oregon

Architects: Unthank, Seder, Poticha
Jury's Comment:

Design excellence plus imaginative reuse of existing materials. The Architects were particularly cited for preserving a "tie with the past" when it would have been easier to succumb to urban renewal demolition.



The Yardage Shop in the Smeede Hotel

center
of the
ring

by: David A. McKinley, Jr., FAIA

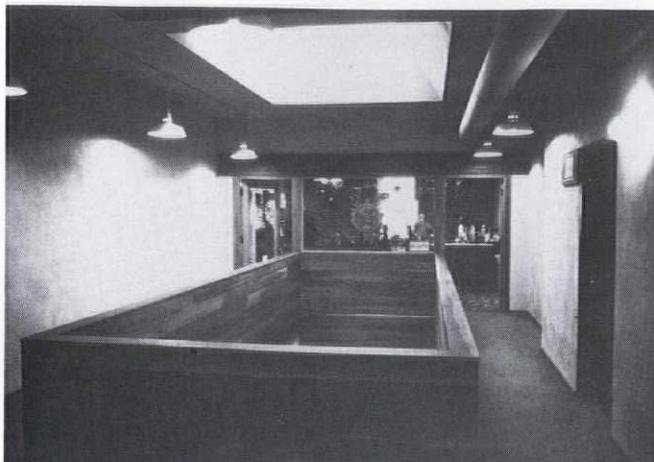
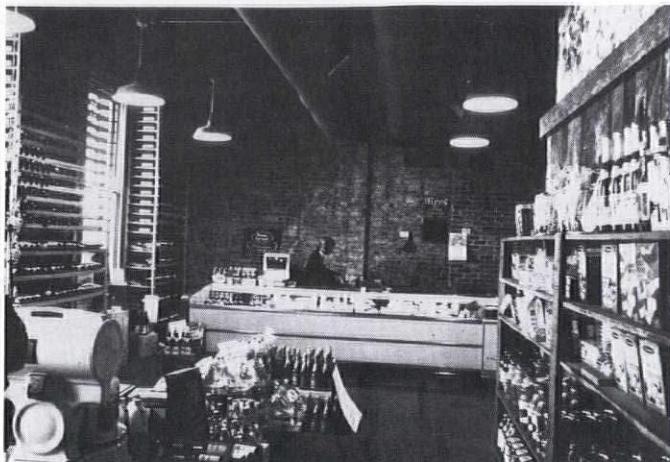
For centuries most countries of the world have proudly preserved the important elements of their cultural and architectural heritage. Until recently, the United States has not significantly cultivated the "Art of Saving"—too much industrial revolution; too much entrepreneurship; too much social change and not enough caring about our past arts.

Catching-up on historic preservation, America has been thrown into a period Allan Temko, San Francisco journalist and historian, calls "*antiquarianism*"—saving anything that's old for the sake of saving. Street fights between "preservationists" and "urban vandals" have taken place throughout the country and the state of the cultural contention has progressed to the Championship ring. In one corner stand the Historic Advocates who have "founded" new vocabularies, new institutions, new governmental agencies at all levels—panels, boards, commissions, review committees, laws, ordinances, criteria, et cetera. In the other corner of the ring are the Entrepreneurial Advocates and Building Owners who have "created" incentive zoning, air rights, tax-benefit legislation, plaza and arcade bonuses, economic feasibility reports, et cetera.

To referee the two sides is an overlay of new rules and regulatory policies which have been "devised": environmental impact statements, environmental protection agencies, special review districts, shorelines and other managements, view, height and density restrictions, urban renewal and development agencies, and the Courts.

Save the old — tear down and rebuild; preservation — demolition; history — economics; the fight goes on in the labyrinth of the ring. Who will be the winner?

Logic, of course; reason and logic will be the Champion! Important historic buildings must and will be saved through careful evaluation of the socio-cultural-historic and economic aspects followed by thoughtful and cooperative action.



Two of the delightful interior spaces—at left: the Deli; and the third floor entry.

Professor Tom Bosworth of the Department of Architecture at the University of Washington believes the West is reaching a maturity in thinking about our older buildings and with 100 years of ancestry, it is now possible to achieve a true sense of architectural history. He comments the saving of old structures satisfies today's critical need for environmental conservation—economic and energy savings. He also states that our maturity is exemplified by taking historic buildings and making them useful for today's function.

Allan Temko suggests we should not be slavish about saving all of the odd pieces of the past; rather we should select the real pieces of art—save them and discard the mundane and ordinary to make room for the new.

Identify and cooperatively save the best examples of the architectural past; restore, renovate, re-use, re-cycle, preserve, adapt—blend the styles of all eras into an urban composition—create a physical and visual sequence of time—an architectural history in motion—then we will have a Champion Cultural Heritage.

A Champion example has recently received an Eugene AIA First Honor Award—the Smeede Hotel, downtown Eugene, Oregon. The original Eugene Hotel, considered to be the oldest surviving brick building in Lane County, was destined for demolition by urban renewal.

The colorful history of the Hotel and its architectural merits led to an exemplary preservation effort by a partnership of three architects and two local contractors. Architects are Unthank, Seder and Poticha; general contractor: Frank Blain, Jr., and plumbing contractor: Robert

Fegles. The partnership teamwork saved the building from demolition, created a re-cycled office building and restored the exteriors, resulting in the structure being placed on the National Register of Historic Places.

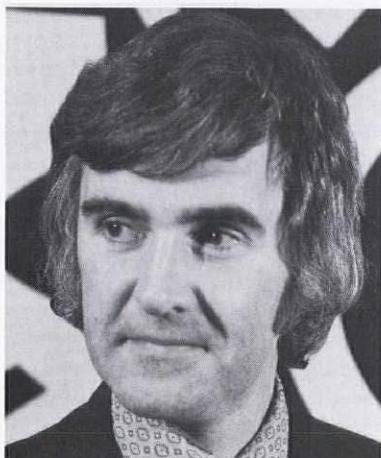
The Honor Awards Jury commented about the Smeede Hotel Project:

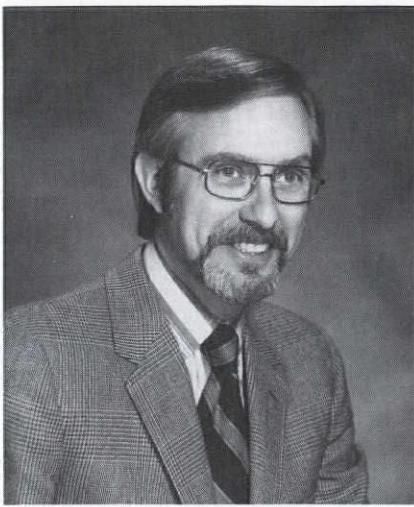
- imaginative restoration and adaptive use of a historically significant 1890 masonry building
- sensitive treatment of the refurbished main facades
- creative design of the interior spaces—blending the old with the new
- clear central circulation spaces connecting two pedestrian streets
- direct and economical approach to structural, mechanical and electrical systems
- charming adaptation of a western “renaissance” design
- preservation and economics have been satisfied

The Smeede Hotel was a First Honor “winner” because the architects/owner/contractor employed an effective process—logic. Analyze, save the best, re-cycle and put the building to its optimum use, give the community a meaningful recall of history, and execute within financial constraints. This is what history and architecture are all about—Congratulations, Champ!

AUTHORS

David McKinley is the partner in charge of design with the Seattle firm of Kirk, Wallace and McKinley, and during his career has been on the receiving end of 33 local and national awards, including a National Award of Merit for the Seattle Central Community College Master Plan. Symposia sincerely appreciates his excellent over-view of Restoration In General, and the handsome old Smeede Hotel, in particular.



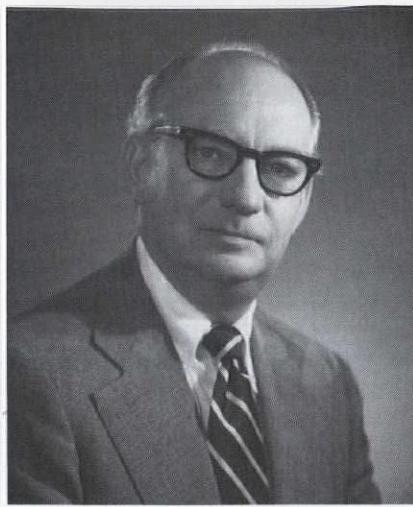


**Fred L. Creager, President
Washington State Council
American Institute of Architects**

It is altogether possible that being a "fearless leader" has become a habit with this genial gentleman from Spokane. He comes to the "top job" in Washington having served as both Vice President and Secretary-Treasurer of the Council, President of the Spokane Chapter/AIA and General Chairman of the most successful 1967 Northwest Regional Conference (with a very able assist from wife, Evelyn). Fred was a Charter member and First Fearless from CSI's Spokane Chapter; Chairman of both the Regional Awards and Institute Awards Committees as well as serving on the AIA National Judicial Board in 1974. His leadership qualities carry over into other fields as well since he was 1960 President of St. Mark's Lutheran Church and of the Lutheran Council of Greater Spokane in 1973.

A principal in the architectural firm of Brooks, Hensley, Creager of Spokane, Fred is a graduate of the University of Illinois, registered in Washington, Idaho and Iowa, and is a recently retired Captain in the United States Air Force Reserve. He has chalked up almost a quarter century of experience in various building types . . . schools, hospitals, governmental and commercial buildings, and has been a partner with the Brooks, Hensley, Creager firm since 1962.

Evelyn Creager serves as executive secretary for the Spokane Chapter and the Creagers are the parents of two grownup sons and two grandchildren. Fred has been a part of our Symposia family since 1973 . . . and does a top-notch job for us in the Northwest. Congrats, Fred, the Washington Council is mighty lucky to have you!



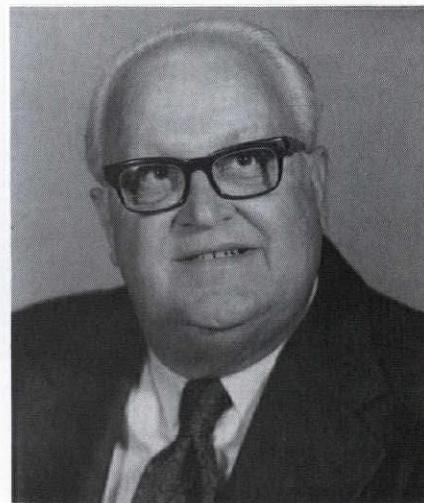
**John B. Rogers, President
Colorado State Society
American Institute of Architects**

This year's list of AIA Fearless Leaders looks a little like a "family affair" since John is also a member of Symposia's Editorial Board. President of the Denver firm of Rogers/Nagel/Langhart, he is also Secretary of the firm's planning arm . . . Interplan, Inc. He has served as Chairman of a number of AIA Committees, was Vice President of the Colorado Central Chapter in 1971, and has been Treasurer, Secretary and President-Elect of the Society. He is licensed to practice in Colorado, Texas and Wyoming.

John's architectural degree is from the University of Texas, he also holds a Bachelor of Science in Architectural Engineering from Kansas State and has done graduate work at the Monterrey Institute of Technology, Monterrey, Mexico, Colorado University and the University of New Mexico. John has been for many years involved in the planning of Educational Facilities, a three-year member of the National AIA Committee on Architecture for Education; an active participant in a number of U.S. Office of Education Charettes and a Convention speaker at two national Council of Educational Facilities Planners conventions. In 1973, he was Regional Director for the EFP Council. He often serves as a panel member for the American Association of School Administrators, and was a Jury Member for the AASA 1972 Exhibition.

John's charming wife, Bette, is also an Architect, her practice these days largely devoted to the "care and feeding" of three boys — Scot, Rob and Dick. And look for things to happen this year in Colorado — John Rogers is at the wheel!

a symposia series



**Robert W. Fritsch, President
Southwestern Oregon Chapter
American Institute of Architects**

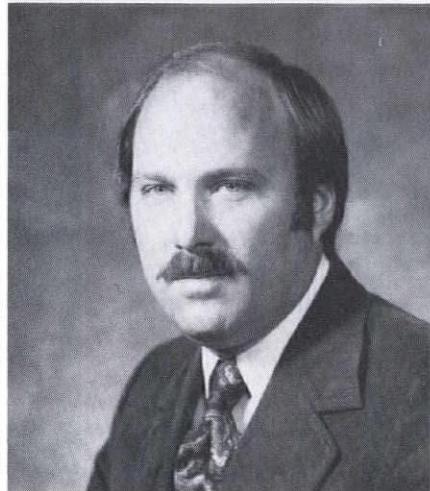
The countenance of "Fearless Fritsch" is a most familiar sight on our pages these days . . . he has but recently concluded his chores as General Chairman of the 1974 CSI Region 12 Conference hosted by the Willamette Chapter. Although born in Spokane, Robert attended Portland's famous Benson Polytechnic High School, and Albany (now Lewis and Clark) College. His private practice in Portland began in 1946 as Whittier and Fritsch and continued as Robert Wm. Fritsch until 1964. Since that time, he has been Staff Architect for the Oregon State Board of Higher Education and moved to Eugene.

During his "Portland years", he served the AIA Chapter as Treasurer, Vice President and President. He has also been the "fearless" for the Willamette Valley CSI, and Secretary of the Southwestern Oregon AIA Chapter. He is a Presbyterian Elder and a member of both the City Club and Urban League of Portland.

Robert and wife Dorothy are the parents of two sons and the proud grandparents of six . . . four boys and two girls. Free time avocations include travel and photography as well as being a "Rock Hound".

Other Southwestern Chapter officers are Otto Poticha, V. P.; Ken Nagao, Secretary; Ray Glass, Treasurer; Directors Allen G. Seder, Dan Childress and former fearless Jon Berry. DeNorval Unthank is the Delegate to the Oregon Council. Bon Voyage, gentlemen, a most successful 1975!

'AKE ME TO YOUR LEADER

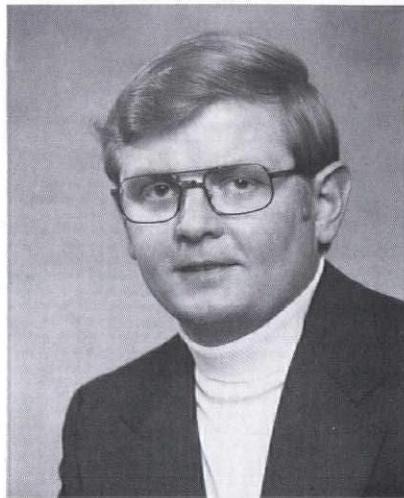


**Eugene L. Hunt, President
Albuquerque Chapter
American Institute of Architects**

Gene and his pretty wife Kaye made themselves a host of friends when it was "September in Snowbird" — and small wonder, they are a delightful couple. Gene calls himself a "semi native" of the Land of Enchantment . . . but he did "grow up" with Albuquerque and his architectural degree is from the University of New Mexico. He is a Director and Corporate Officer in the architectural/planning firm of Dean and Hunt, Associates, Ltd., in Albuquerque. Established in 1971, the firm has been devoted to regionalistic designs utilizing its planning background to encompass total environmental solutions.

In addition to his AIA Activities, Gene is also a member of Albuquerque's CSI; the Albuquerque Business Associates, the Chamber of Commerce and other civic groups. His fun time is devoted to scuba diving, skiing, painting and an occasional fling at jogging. Kaye and Gene share an enthusiasm for landscaping and both are blessed with "green thumbs".

Captain Gene's Albuquerque Crew includes President-Elect Loren Martin (now serving as Chief Honcho for Albuquerque CSI); Secretary Robert Cohlmeier; Treasurer Joe Della Long, Jr. and a new Board member of the feminine persuasion, Christina Burk. Right on, Group, clear sailing ahead!



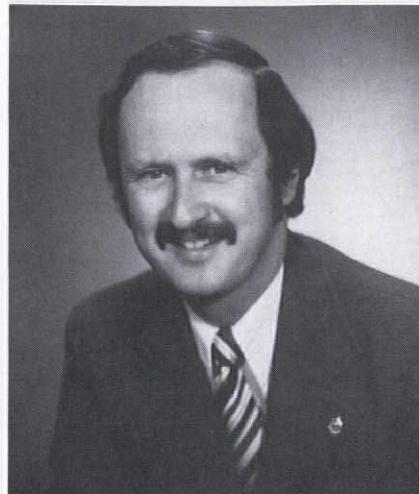
**Kenneth D. Gorder, President
Wyoming Chapter
American Institute of Architects**

It's once more — with feeling — for 1974 officers up in Cowboy Country. That means Symposia Board Member Ken Gorder is Trail Boss; Symposia Board Member; Tom Muths is Vice President and Bob Myrick, Secretary/Treasurer. Members-at-large are Al Lauber and Lee Krusmark. This is Ken's third year on the Wyoming Chapter Executive Board . . . he was Secretary/Treasurer in 1973, served valiantly and well on a number of committees . . . and he's only been a member since 1968.

A graduate of Montana State University, Ken worked in Casper architectural offices until 1970 when he got together with Bob South. Today, the firm is Gorder/South/Bechtel and Associates, Architects and Planners. He is a member of the Zoning Board of Adjustment and the Architectural Committee for Casper Downtown Improvement.

Ken met and married his delightful helpmeet, Linda at M.S.U., and she not only has her Bachelor of Science in Education, but also a "PHT" for that final year at Montana. They have two children and everybody enjoys camping, hiking, hunting and photography.

The Wyoming Chapter is shifting into high gear in the up-coming on a number of challenging programs initiated last year (see: Around the Region) and are beginning to see some real, concrete results. Our best for continued success — Ken and Crew — a happy 1975 to Wyoming's Cowboys!



**Robert J. Grossman, President
Spokane Chapter
American Institute of Architects**

Please welcome Bob Grossman, Spokane native, to the ranks of the "fearless"! In 1959, this bright young man graduated with highest honors from Washington State University . . . recipient of the Alpha Rho Chi Medal (traditionally awarded to the outstanding architectural graduate), a member of the Phi Kappa Phi Scholastic Honorary as well as Tau Beta Pi Engineering Honorary and the Architectural Honorary SCARAB. After two years as an officer in the U.S. Army Corps of Engineers, he picked up experience in architectural offices in California, Virginia and his home town of Spokane.

Following a stint as Job Captain and Resident Architect for Spokane International Airport Terminal Building (Warren Heylman & Trogdon-Smith, Associated Architects), he joined the Trogdon-Smith Firm in 1965 — seven years later, he became a partner. He was Coordinating Architect for the construction of all site development facilities for Expo '74/Spokane Riverfront Park, Phase I.

Grossman is also active in civic affairs . . . a member of the Citizen's Advisory Committee on Transportation, Spokane Regional Planning Conference and the Booth Care Center/Advisory Council of the Salvation Army. Spokane's other officers for '75 are J. Ronald Sims, Vice President; John Aylor, Secretary; Keith Boyington, Treasurer. Joseph Hensley immediate past "fearless" will join Roland Colliander, Steve Ronald and Associate Member Gerald Winkler on the Executive Board.

Malcolm R. Meurer, President American Consulting Engineers Council

AN INTERVIEW

Although we find ourselves celebrating Washington's birthday on an assortment of dates in this current "Monday-Holiday" era—February is still traditionally Engineer's Month. Washington was not only first in war, first in peace (and last in the American League) ((old chestnut)), but also the first engineer. By happy chance, the 1974-'75 President of the American Consulting Engineers Council is Denver consultant Malcolm Meurer and equally fortuitous, he was in town. So for a pleasant hour and a half, he graciously shared with us his interests, his concerns and his adventures while serving in this most important post. And we were lucky to find him at home—even briefly! Malcolm was just back from Miami, leaving later that Monday afternoon for Tucson and Thursday, he was due in Atlanta, California, Minneapolis, Washington, D.C., New York City and Hawaii are all on the agenda within the next few weeks. "I'm not home anymore," says the ACEC President and nobody knows this better than his partners and his family.

Malcolm was President-Elect of the Consulting Engineers Council/US when that organization merged with the American Institute of Consulting Engineers, a move formally finalized in September of 1973. AICE was not a well known group in our part of the world . . . headquartered in New York, membership was largely among consultants in the East . . . however it was most interesting to learn that 63% of individual AICE members also belonged to CEC/US. Those who did not will maintain their membership by joining ACEC at the State level either through individual or firm affiliation.

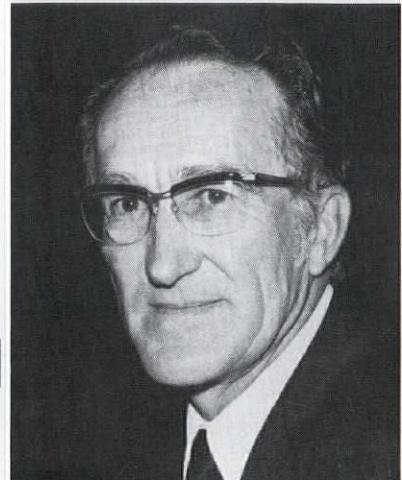
Involved for a number of years in leadership on the National scene . . . we asked Malcolm to comment on the changes he has seen in engineering practice and those contemplated in the immediate future. By and large, the field of consulting is largely made up of smaller firms. There are, of course, Malcolm explained, some areas in the country dominated by the very big firms (Mid-West and East). The future, he said, was blueprinted in the Miami meeting he attended the week prior to our conversation. Malcolm said—"Most Government agencies are going to demand that Consulting Engineering firms also organize and maintain a Construction Management Division. If not in toto a resident engineer on the job at all

times." This move will affect not only C.E.'s, but A/E firms and Architects . . . it will tend to enlarge all such offices who participate in government contracts since not only GSA, long a proponent of Construction Management, but HUD, EPA and even FHA are all tending toward this CM concept feeling they will obtain more value for their dollars.

As a representative of one of the twenty-two construction organizations meeting in Reston, Virginia—we asked how he viewed this move to create a "single voice" for the Industry. "I'm 100% for it . . . it is a great opportunity for the Construction Industry to be heard by the numbers—and numbers is what Washington listens to." Pitfalls? Of course, Malcolm reasons . . . "No way are you going to get 22 construction associations to agree on everything!" One great basic difference he sees is in the negotiated AE Services under the Brooks bill contrasted with the basic views of AGC and sub-contractor groups who operate under the bid system. He hopes there will be no motions put on the floor calling for mandatory decisions . . . asking component organizations to agree to something which they cannot believe in. This could be a kind of built-in, self-destruct mechanism.

Malcolm had, at hand, the new GSA booklet describing their new procedures for procurement of professional services. Final selection of the three firms who will be paid to make proposals on projects above a certain dollar volume will be made by a Public Advisory Panel made up of volunteer professionals who will abstain from participation in government work for their one year term of service. "We do not," said Malcolm, "anticipate any difficulty in finding professionals to serve—the GSA procedure is a fair and equitable one and we all realize that some small sacrifice may be necessary. GSA is working toward competition based on competence and there's nothing wrong with that."

Since engineers are being called upon to prepare statements for the Environmental Protection Agency—this was a natural query. Answered Malcolm . . . "Well . . . saying you object is like saying you don't agree with Motherhood, and I agree with Environmental Protection but it has reached a ridiculous state!" He went on to ex-





plain that you can't do anything without going in over your head, and unrealistically the same rules apply for downtown New York City as for the southwestern desert. "There is no room," he said "for getting a job off dead center."

Commenting on the Bills expected in the new Congress . . . he noted particularly the ones which will provide medical care for all U.S. citizens from the cradle to grave. Again . . . "like Motherhood, you can't say you're against it—but we should ask ourselves . . . can we afford it?" Even in sparsely populated Scandinavian countries, taxes are in excess of 40%—and we in America have tremendous numbers of people. At which time, we all sharpened our pencils and began figuring just how little we would realize from Social Security if the Solons, do in fact, raise retirement benefits to the age of 68. Since we all had been under the Act since its inception in 1936 . . . well, if you're out of doodling material, you just might try this exercise in frustration on your own pocket calculator.

This naturally led to a discussion of the state of the economy . . . pretty much on everybody's mind these days. Malcolm read us a little of the speech he was due to deliver in Atlanta at week's end. He was disturbed, he said, in reading over the Government grants in the Congressional Record . . . "Studying why people say 'ain't'—\$120,000 . . . that's tax money! Chasing wild boars in Pakistan—\$35,000; Studying the perspiration smell of Australian aborigines—\$70,000." These are just some of foolish ways costing thousands and hundreds of thousands of dollars now being spent by the U.S. Government. "What are they thinking of?" asks Engineer Meurer . . . "How can they justify this to business people?"

Nationally, he noted the plus 8% unemployment figure . . . and it's "tough to be out of a job in these days of Inflation." However, he points out that the Rocky Mountain West is looking at something like a 4.2% figure and said even TV was calling it "Half a Depression." "We are in extremely

good shape out here." He believes work will hold in the Rocky Mountain area . . . "we are," he says, "in the Energy Area" and we're "not sitting on top of one another." Malcolm believes we can look for a number of Public Works programs to be instituted by the new Congress and we have but two options. Either we accept the fact that for the next year or so we will be dependent upon government spending and let Inflation continue or we can decide on bare-bones government spending, and it "will be tough." He has found the consensus among the business community around the country in favor of a buzzing economy and inflation. "We are not facing national disaster by any means!" Today's "instant" communication is part of the problem, he feels, with the mass media talking to the 8% rather than to the 92%, and "that makes everything look pretty bleak."

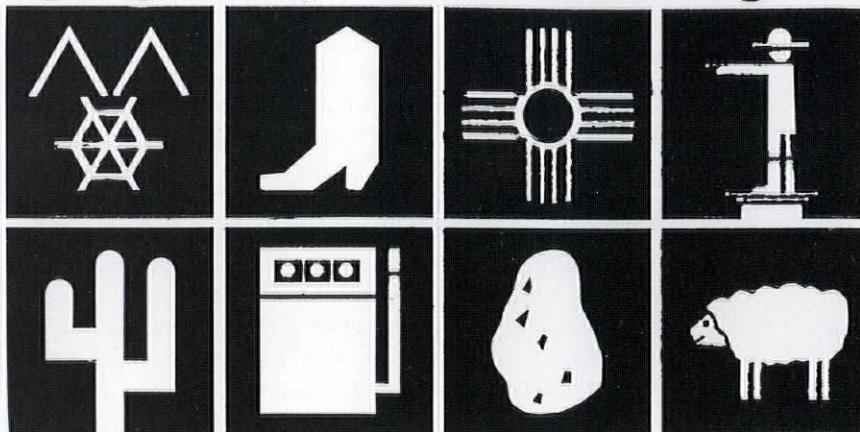
Looking ahead to the balance of his term as national president of American Consulting Engineers—Malcolm believes he will be called upon to put out the fire in two areas. He feels we are on "very thin ice" with procurement procedures. The Brooks Bill for which architects and engineers fought for two long years is in real danger. Already (January 13) one Democratic Representative from California has a Bill ready to go into the Legislative hopper which states under Section 8-G: "Contracts for architect, engineer or other professional services shall be made by competitive negotiations, as far as practicable." In addition to this type of legislation on the national level, the problem may be further aggravated by action at the State and Local level. He urges his design professional colleagues to be extremely alert and ready to join in concerted efforts to defeat this type of legislation.

Malcolm's second concern is with EPA—not just their procurement practices, but also their auditing. There are instances in which this Government agency has wanted to audit projects when they have absolutely nothing to do with EPA. He hopes to see an establishment of some kind of standard procedure in this field.

Realizing, as we all must, the personal, professional and financial sacrifice of those who serve in national office as Malcolm has for some little time—we had to ask, "Would you do it again?" "Yes," he answered, "even knowing all I know now—it has been immensely rewarding. I just wish," he mused, "that every ACEC member could have been with me." His greatest desire, he said, was to communicate his concerns to consultants throughout the country. Since he feels so strongly about the threats posed by irresponsible legislation—since he has become intimately acquainted with ramifications which must eventually affect the practice of all engineers and design professionals—he has become something of a "crusader."

Last June, we termed Malcolm Meurer—"Colorado's Contribution." This month, he will be among those nominated for "Construction Man of the Year" at the Engineering News-Record banquet in New York City. Our Western Engineer has been playing in the Big Leagues—and Malcolm is every inch a champion!

symposia/around the region



arizona



Thompson Elected

Ames Thompson, who heads Ames Air Conditioning in Phoenix, has been elected the new "fearless" of the Air Conditioning Contractors of Arizona. He and his fellow officers were installed January 17th at ACCA's annual dinner-dance at the Paradise Valley Country Club.

The 1975 ACCA "team" includes Vice President Manuel "Dick" Bowling (Culver Refrigeration/Yuma); David Hughes (SMP Mechanical Contractors, Inc.) Secretary, and Treasurer Arnold Randle (Superior Air Handling/Tempe). Board Members are Charles Roberts, Jr., William Haggard, John Armer, life-member ex-officio, and J. N. "Mac" McCray, past president ex-officio.

Those Busy AZ Architects!

As always, the newsletters "Column" and "Archetype" from the talented typewriter of Exec Mary (Secretary) Smith are jammed with the many activities of the Arizona Society and Central Arizona Chapter. For instance, Architects Sundays continue to draw a

goodly number of interested citizens. December 1 was a "best ever" in the attendance column with an estimated crowd of 1,500 at the Arizona Biltmore. On 2 February, architects Robert Harold Carr, Donald Cramer and Associates, Rolf O. Osland and Stimmel-Von Fange Associates showcased buildings at Fountain Hills and on 2 March Charles Luckman Associates will be showing off their First National Bank Building.

If you celebrated "Snowbird in September" (the 1974 WMR Regional), you will remember with pleasure the exciting Salt Lake City project "Trolley Square" . . . well, Wally Wright, Jr., the owner/developer, bundled up his slides and brought the Trolley Square Story to CAC members at the January 9th meeting at the Saddleback Inn. It is a really fantastic place, and we're sure everybody welcomed Wally enthusiastically.

And last, but far from least, Weld Coxe is the next "star" in the series of Arizona Society Professional Development Seminars which will be held at the Double Tree Inn in Tucson on 7 February. Weld Coxe has all kinds of important "know how" for the architectural firm . . . his topic is "How To Develop a Marketing Plan."

Minimum Standards Set

The Insulation Council of Arizona, a statewide volunteer organization, announces minimum insulation standards for commercial buildings have been established. Similar standards for residential buildings were announced earlier. Council Chairman, Jim Grant, also said a special Committee under Chairman Robert E. Genter, P.E., are now at work on standards for Industrial Buildings.

Minimum uniform insulation standards

are sponsored by the Council in the public interest as a recommended guide to builders and the general public and adherence is voluntary. However, Grant said — "preventing excessive heat loss and gain will increase personal comfort and save on utility bills." Copies of the recommended Residential and Commercial Standards are available at 50 cents each from the Insulation Council of Arizona, 3334 North 20th, Phoenix 85016 or via Ma Bell at 262-9391.

Svob Promoted

Arthur D. Svob has recently been named Executive Director of Production for the Phoenix architectural firm of Schwenn and Clark, Architects, Inc. His new responsibilities will include coordinating production and construction administration, preparing contract documents, adjusting cost analysis and supervising general business administration during the construction phase.

Mr. Svob is a 1960 graduate of Arizona State, a corporate member of the American Institute of Architects serving on the public relations committee for the Central Arizona Chapter. He is also a member of the Tempe Design Review Board.

colorado

Architects Schedule Informals

The Colorado Central Chapter/AIA has picked up the ball which was tossed into the game by Professor Whitney Gordon at the State Society meeting in November. The good professor suggested that architects need to get together for a little informal "rapping" as do their professional colleagues . . . doctors, lawyers, etc. A special "Architect's Room" has been reserved at Soren's Restaurant, 315 Detroit, in Denver's Cherry Creek Shopping Center every Wednesday p.m. between 5 and 9 o'clock. There's plenty of free parking, food, including beer, wine and cheeses, may be ordered, and there's even a bulletin board for posting notices, etc.

Sez CSA Prexy John Rogers . . . "It is hoped Architects . . . members and non-members alike . . . will make of the Wednesday evening "roundtables" a forum for communication not unlike the gatherings so commonly found among other professional groups." A great idea . . . and deserves enthusiastic support . . . wouldn't it be super to see such "informal" get-togethers in Colorado Springs? Fort Collins? Grand Junction? The Colorado Society is gonna make "Communicate" the buzz word for 1975.

New P.I.P.E. Officers

The Board of Trustees for the Piping Industry Progress and Education Fund recently elected officers for the coming year. Retiring Chairman Bob Mullen presented the new chairman, Ed Kwiatkowski, with the gavel. As a parting remark, Mullen thanked the board for the fine cooperation given him during the two years he has served as their chairman and of the programs initiated while he served. One of the most gratifying things is having the U.A. representatives attending more and more meetings and offering their ideas and suggestions which will help build a stronger relationship between management and labor.

Chairman Kwiatkowski, vice president of Natkin and Company, will have as his Vice Chairman Frank Greco, Industrial Plumbing & Heating, Pueblo, and Ronald Solomon, Good Plumbing Service, Denver, as secretary/treasurer. Other members on the board of trustees are: Gordon Allison, Colorado Springs; Hugh Crabb, Denver; Don Devlin, Fort Collins; Harry Gilbert, Delta; Bob Mullen, Denver; Harold Nordeen, Boulder; Conrad Smith, Greeley.



It's Denver in '77!

Yep, the word is National Convention! The CSI-ers are coming back to the Mile High less than ten years after their last visit in May, 1968 . . . practically an unprecedented move on the part of the Institute. Originally slated for Seattle, the Executive Board made the decision in late November, and it looks like the Denver gang will start rolling up their sleeves on the project this Spring. One thing about it — we've got some nice new facilities for the membership . . . Johnny Atherton can pedal his bike around the Curriigan Convention Center which was not completed last time around, and new facilities like the downtown Holiday and the Executive Towers are newcomers to the scene.

Fortunately there are still plenty of the "old pros" around who put the last CSI National together . . . Chairman Max Saul, FCSI/AIA, for instance, and his Vice Chairman Jim (that's Rocky)



Happy Occasion! AGC of Colorado President Vic Coulter (at right) hands CU President Rautenstraus another Construction Advancement Program check in support of the Construction Engineering Program in the College of Engineering and Applied Science. The \$5,025 check makes a total of more than \$27,000 in CAP grants to CU in the past seven years . . . and this does not include several substantial scholarships awarded each year. "These grants," Vic explained, "are making great contributions to our industry by bringing into it better educated young people . . . such grants are highly beneficial to the public."

Noone. (We assume he got the Vice Chairman's title because he was in charge of Vice.) And, of course, there's Tom Keeton, Art Bush and lots of other folks with all kinds of "know how" from the last time around. Understand Mr. A. has already touched base with "Rocky" and Denver Chapter Prexy Fearless Dick Frank. As everybody knows, putting a "Grand National" together takes a lot of work, but we've got our money on the Home Team. They'll ring the bell!

New Pros at CU/Denver

A couple of new names on the roster at the University of Colorado's Denver Center — one of them most familiar. Marvin Hatami, principal in the planning and architectural firm of Marvin Hatami and Associates, is serving as a visiting associate professor of architecture during this academic year. Marvin has received a bundle of laurels as design consultant for Denver's Skyline project, and his work has been widely published. The new name is James M. Knopf, formerly on the faculty of the University of Georgia, who has been appointed assistant professor of landscape architecture in the College of Environmental Design. A native of New Orleans, Professor Knopf received his BA degree from Cornell and his Master's in landscape architecture from the University of Michigan. In addition to his academic

background, he was a practicing L.A. in Minnesota and served two years with the Peace Corps in Kenya.

Idaho

March Spotlight!

Lot of goodies in the hopper for the March issue from Idaho! The Engineers are meeting January 30, 31 and February 1 at the Rodeway Inn in Boise and John "Larry" Hoffmann is Our Man on the Job. "Larry" tells us that in addition to the serious business on the theme "Land Management: An Engineering Challenge" there will be a full schedule of social events, including a ladies' program built around a luncheon and style show. Thursday (30 January) is Fun Night and "takes a new flavor — it will be held at Bogus Basin on the mountain above Boise in the ski resort."

Also at hand in our smilin' Symposia mailbox, the handsome winners of the bi-annual Idaho Chapter AIA Honor Awards via Board Member Bob Hamill. Robert also provided us with one of the better January chuckles . . . it seems Photographer Don Walton caught Bob in profile on the Tugboat P14 (December issue). Whether it was just the picture or if he had some input from his many friends . . . he writes . . . "Have now joined weight watchers!". He has our



best . . . good luck, Bob, and sympathy! Just pass the celery.

montana

Approach To "Big Sky"!

Thanks to General Chairman (and our Man in Helena) Marty Crennen for the neat picture of the Approach to Big Sky via Highway 119. Planning for this 1975 version of the Northwest Regional Conference has now moved into High Gear. The dates, August 28-30, are ideal for planning vacations and both facilities and activities are being planned to appeal to all ages. The spot is the "dream come true" of the late Chet Huntley, and "Big Sky" is located in the midst of some mighty spectacular scenery midway between Bozeman and Yellowstone Park.

The Conference Committee consists of a steering committee of Marty Crennen, Helena; John DeHaas, Bozeman; Terry Johnson of Great Falls, advised by past Montana Chapter President, Harry Schmautz, and 1975 "fearless," Wayne Whitney. Robert Fehlberg, FAIA, immediate past Northwest Region Director from Boise, is in charge of the program, which is titled "Architecture for Fun and Profit."

This is all just to whet your curiosity — watch these pages for more (much, much more) on the 1975 Nor'Wester — our best crystal ball is already predicting a winner!

nevada

Good News!

It was with great pleasure that we received a rosy pronouncement from James Thornton, President of the Nevada Chapter/Associated General Contractors! Mr. T. is predicting a total construction volume for 1975 in Nevada of approximately \$500 million . . . a five

Entrance to Big Sky — a winter view from highway 119.

to ten percent increase with housing construction in the latter half of the year as a major contributing factor. The AGC "fearless" estimated that housing will account for about 50% of the volume with highway, heavy construction and commercial buildings producing approximately \$250 million.

Boy, it is really great to hear from somebody out there who doesn't think we're about to sail off the edge of the world! In the words of that immortal AMTRAK Pullman porter . . . "We gonna make it!"

Relocation/WMR Conference

The "lead" article in the most recent (and as always delightful) NAA Addenda gives us a new slant on September's Regional to be hosted by the Northern Nevada Chapter . . . and we quote: "The Northern Nevada Chapter held a special meeting in November, with wives in attendance, to discuss final proposals on the conference theme and location. They met in the home of charming Helen Parsons, whose husband, whatsisname, has something-or-other to do with architecture."

Decisions made . . . program theme "Design Team Concepts" which will involve putting together teams (similar to R/UDAT) to study selected problem(s) in the Reno area. Findings will be presented at a public meeting on the final night of the conference. Since the study area will be Reno/Sparks, conference headquarters will be there rather than at the resort of North Star.

This kind of "learn by doing" conference sounds like a winner to us — and we believe the different and exciting approach (rather like Portland's Encounter) will win approval from architects throughout the WMR.

new mexico

NMSA State Convention

Held in Albuquerque way back on November 30th, this meeting was a great success with Architect Jess Holmes putting together a program on Land-Use Planning which featured a panel outstanding for broad interest and expertise. Moderated by John Conron, FAIA/FAID — New Mexico architects heard from Gorden Page, AIP, of the State Planning Office; Don Peterson, Albuquerque Planning Department; Don Pendleton, Soil Conservation Society of America; Bill Hess, US Geological Society; Elwood Cardon, NM Home-builders Association, and Jamie Koch of the State Land Use Advisory Council.

Awards were presented to Pacheco and Graham, AIA, for their Historic Preservation Project/San Miguel Mission (Merit Award: WMR — see November); the City of Santa Fe for the Plaza renewal; Maudine Karrh for service to the profession; Sherman Smith, posthumous, for development of the University of New Mexico; to those instrumental in saving the Ilfeld Building in Albuquerque; to those responsible for rebuilding the Children's Barn (see August); to Bainbridge Bunting for architectural literature; and to the Central Clearing House in Santa Fe for efforts in preserving and improving the environment.



New Architectural Firm

We have just received the good word from friend and good neighbor, Charlie Nolan, down in Alamogordo. His firm has made some changes in the new year. Successor to Charles E. Nolan, Jr., and Associates is the new Alamogordo architectural firm of Nolan, Stout, Pool, PA/AIA. Most of the WMR gang will remember Charlie from past conferences — he is a past president of the New

Mexico Society of Architects and still holds down a position on the Board. Joel Stout is presently serving as Vice President of the Southern AIA Chapter and Sam Pool is a former secretary of this great group. Sam is also past president of the Alamogordo Community Center for Theater and Arts.

Pleased to have the news, Charlie — thanks a bunch and all best be to you and your new firm in 1975 . . . '76 . . . '77 . . . etc.

utah

Postscript/Blackner

It was great to receive from this new "fearless leader" a nice big story in December 22nd's *Salt Lake Tribune* telling some of his thoughts and plans for 1975 AIA programs to the public at large. One, of course, is preservation in a city rich with good old buildings . . . Boyd is currently working on the Daynes Building and the alley which separates it from the Kearns Building. Another is continuing education for practitioners, and finally, of course, proper planning along the Wasatch Front.

First meeting of the new year for Utah's AIA was held on 24 January with of-



Shown above, Architect Miles Lantz' rendering of the \$4 million, 200-unit apartment house for low income elderly persons to be located at 23rd and Washington in DURA's East Side Neighborhood Project. The Denver Housing Authority opened bids on January 21; construction is slated to begin early this month with completion by July, 1976. DHA has retained architect Bertram Bruton for the design of 50 town-house units in the same renewal area. Townhouse construction is tentatively scheduled for March, 1975.

ficers being installed, budgets approved and plans completed for the newly initiated Utah Society Spring Convention. In addition to Boyd, other 1975 officers are Burtch Beall, President-Elect; Jerrold Anderson, Secretary, and Lee Knell, Treasurer; Directors include Joe Ruben (two-year term) and John Pace

(one-year term).

Oh, yes, six foot five Boyd did make one marvelous remark in the *Tribune* interview . . . "I want to be a professional basketball player or a ski bum when I grow up." Might be easier than architecting at that.



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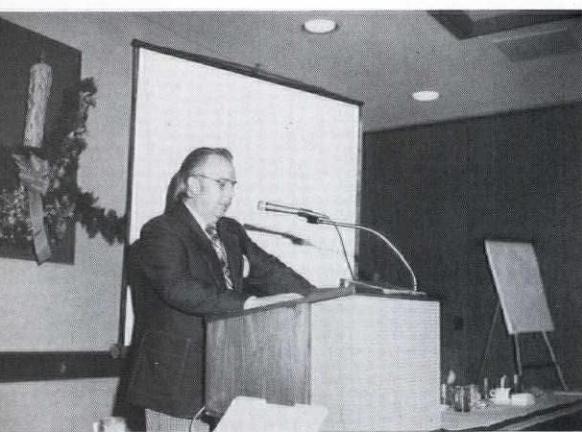
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CSI/Students

As promised in our last — here is the complete info on the C.S.I. program presented to students from the University of Utah Architectural Department on November 26, and on December 3 to engineering students at the University as a part of a student's seminar. Thanks to Elden Talbot for this and for the pix.

Titled "C.S.I. — What Is It?" Salt Lake City President Frank Anderson provided the introduction, with Sherm Lundgren following with a C.S.I. History, a brief review of the Code of Ethics and Organizational structure. Talking about "What Have We Done?" was Don Wakefield speaking on the Manual of Practice, the 16 Section Format and the Uniform Construction Index. Tony Brklacich covered Spec Data I and II and Elden Talbot talked about Comspec and Masterspec. Under the "What Do We Do?" heading was Craig Morris discussing Specifier Magazine, Avard Mooth on Chapter Activities and Cecil Holland who covered Regional and National Activities. Looking ahead . . . "What Are We Going To Do?", Elden asked (and answered) "Where Does CSI Go from Here." Gordon Niederhauser reviewed the categories of Membership and Student Chapter Information. Region Director Noone took to the rostrum with his usual aplomb and appropriate remarks, and Frank Anderson provided the bow on the package.

Elden writes that he felt the program was well received by the students and the Salt Lake group was extremely hopeful that the seed planted in 1974 would grow and flourish with the establishment of a Student Chapter in 1975! We join them in this wish for the New Year.

washington

Seattle AIA/Committee Chairmen

President Jane Hastings is already making high marks for her administration with an announcement in December's Newsletter of Committee Chairmen for 1975. They are AIA/AGC Coordination: Ross Copeland; Codes and Ordinances: Steven Clark; Ethics: Royal McClure; Historic Preservation: Norman Johnston, and Donald Bell is Chairman for the Home of the Month Committee. Planning and Urban Design:

Gerald Williams; Political Action: Tom Harader; Public Relations: Richard Hobbs; Professional Practice: Don Bazemore; Honor Awards: Dave Wright and Phillip Jacobson, Chairman of Education and Research. Al Bumgardner is heading up this year's Program Committee and John Mahlum is Chairman for Membership.

So, they are off and running in Seattle! Appreciated Gerald Pomeroy's parting shot (as will other Past Presidents) as he penned his final message to the membership . . . "I'm not sure my partners really want me back, as I think they've forgotten who I am, but they'll be seeing more of me again." How true!

wyoming

Wyoming Planning Conference

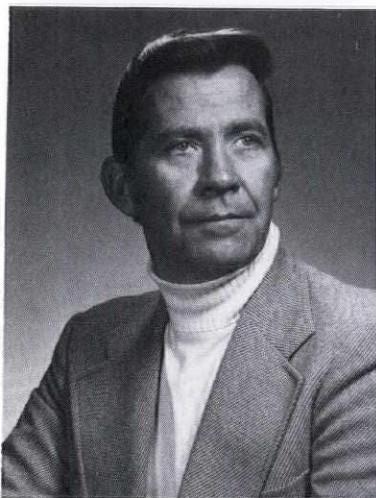
Ken Gorder and Bob Myrick sent in a joint statement on this one . . . The Conference was the result of the efforts of the Wyoming Chapter/AIA and the Wyoming Planning Association and was most successful. More than two hundred attended the two-day affair, including architects, planners, city, county, and state officials and the public. An educational program directed to all planning agencies, Professor (oft-times called Uncle Walter) Lewis of the University of Illinois was on hand to provide an overview and to look at alternate planning solutions. A great effort to open the lines of communication between all groups and promote quality growth in Wyoming. The Cowboys are looking toward an even bigger and better meeting in 1975.

AIA members also got together to elect officers (See "Take Me To Your Leader") and to present laurels to Bob Corbett of Corbett/Dehnert for the Teton Village Concert Hall . . . this year's Chapter Design Award winner. Also discussed . . . the state-wide slogan contest which went public in January with results to be judged this next month. We await the decision! Send it down by the next snow storm, okay, fellas?



AMERICAN INSTITUTE OF LANDSCAPE ARCHITECTS

Eighteenth Annual Convention February 13 - 15/New Orleans



Once More—With Feeling!

Three years ago in Newport Beach, Dean Walter Lewis, AIA, of the University of Illinois Department of Architecture held assembled members of the American Institute of Landscape Architects in the palm of his hand for four hours. That ain't easy! But, he is about to do it again at the 18th Annual scheduled for February in New Orleans. As anyone who has ever heard him will enthusiastically agree, Dean Lewis is not just a dynamic and provocative speaker, the content of his presentation is, in itself, a learning experience. Highlighting this year's

AILA meeting, he will review the results of months of study and travel combining commentary on land planning, financing and a discussion on the restoration and rehabilitation of New Orleans' historic areas. This encore appearance will bring many a landscape professional to charming New Orleans.

Way Down Yonder . . .

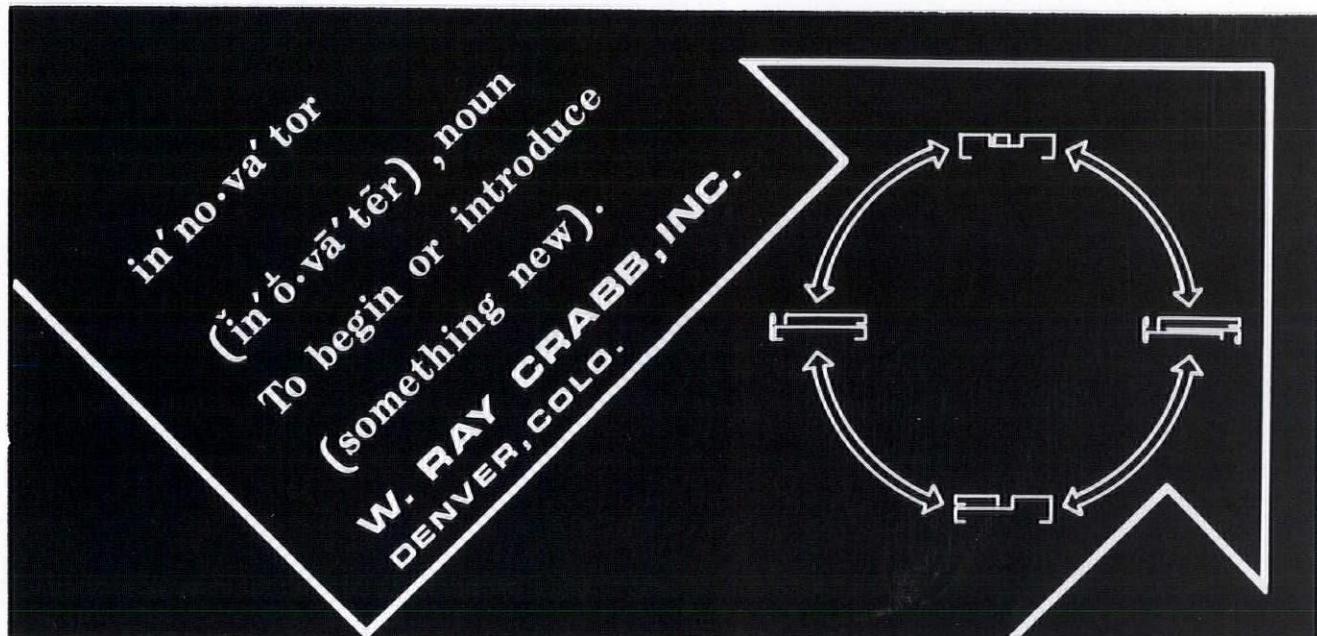
The New Orleans Marriott Hotel—famed for its superb accommodations and outstanding service will provide the site for the 1975 meeting. And, of course, food is not just food way down yonder, the AILA should be prepared to enjoy the finest and most unique cuisine in the country. Not only at the grand restaurants, but "po' boy" and muffuletta sandwiches, freshly shucked Louisiana oysters, even red beans and rice are not to be overlooked. The list of "what to see" is mind boggling . . . Jackson Square, Pirates Alley, antebellum mansions and the night-swinging French Quarter. Combine Al Hirt, Pete Fountain, dancing and exotic drinks for a totally New Orleans evening. The lush tropical foliage in patios and gardens will certainly

delight the landscapers from these parts of the country where Mother Nature is not quite so friendly.

All This and More!

Dean Walter Lewis and New Orleans make quite a combination, but in addition, there is the important business of electing new 1975 officers, participation in the frank and forthright discussion slated for the "open meeting", and the Design Competition. Through the International Design Competition, the Institute hopes to discover projects which best illustrate the role of the landscape architect in society and to keep a graphic historical record of the work being produced by the present generation of professionals. There will be, in addition, a competition for students and active participation by the neophyte landscapers in the Convention program.

In summary—the event is the 18th Annual Convention/American Institute of Landscape Architects . . . the place—the Marriott in New Orleans and the time—February 13-15. Give yourself a Valentine, AILA members—this 18th really fills the bill.



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the last word:

Another ACEC-Sponsored "Value Analysis" Workshop is being held in Denver on May 9-14. Last year's was a real winner so don't miss this "second time around"!

The Portland Chapter/CSI is responsible for the CSI Monograph on "Hoists, Cranes and Monorails" in December's "Specifier". Kudos to Bob MacDonald, Steve Canutt, Art Pascuzzi, Don Larkins, Dick Janes, P.E. and James Stinahan.

P.C. National Committeeman Ron (Big Red) Weller was in the Mile High for high level conferences, breaking bread with the Symposia Team and an appearance at the PC/CSI Joint Meeting on 8 January where he presented Immediate Past PC "fearless" Harold Van Gordon with his Past President's Plaque. Come back soon again, Red!

On the move . . . Bob Fort's Great Group including SMACTIP and AACA who are now located at 310 West Indian School Road, Suite 102 in Phoenix. Phone numbers are the same.

Thanks to John and Madelyn Anderson (CSI "fearless" in 1968) of Minnesota for some very kind words in our smilin' Symposia mailbox. See you in Denver in '77, Andersons!

The Colorado Masonry Institute and Bricklayers Local #1 spend an enjoyable January 11 at the Marriott Hotel—a great program including IMI Exec, Neal English! Did you know, he collects Aardvarks?

The Alaska Chapter/CSI will take a look at "Bush Construction" on 19 February at their usual stamping grounds . . . the Goldrush Hotel on Northern Lights Boulevard in Anchorage.

The Rocky Mountain Section of the Illuminating Engineers will entertain their "valentines" on February 14 at the Country Dinner Playhouse in Englewood.

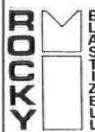
PRODUCTS FAIR! Portland/CSI will have theirs on Friday, February 28—Phoenix follows just 30 days later at the Mountain Shadows and Denver is talking about April.

Montmorency, Hayes and Talbot—Architects Incorporated have newly located at 2398 West North Temple in Salt Lake City, 84116. However, if you're in a hurry for that million dollar job, just call their same number . . . 801-521-3933.

Denver's Women in Construction will salute their "Boss of the Year" for the ninth time around on 19 February. Mary Ann Silby heads the Committee.

Sweet Potato Pie! Yep, that was just one of the "features" of the music, merriment and more at the Portland AIA Christmas Party on 14 December. Santa was there and the new officers were duly installed. Bet it was a wowser!

Planning ahead in Idaho! The Consulting Engineers/Idaho have set their 1975 Annual meeting for 26, 27, 28/June at Teton Village about twelve miles northwest of Jackson, Wyoming. A beautiful spot for an always great meeting!



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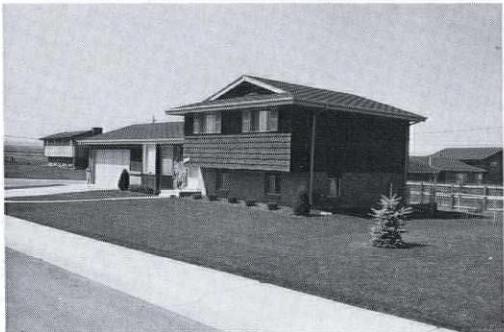
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Denver's CSI Past "fearless" Bob Johnson, sez "Scope", is off to Washington, D.C. for another session with the National Technical Document Committee where a revised Manual of Practice is in preparation. Tell us about it, Robert.



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That "white hat" GSA guy, Wally Meisen, AIA, will speak to a combined AIA/AGC meeting in Salt Lake City on 18 February. He will discuss CM concepts.

New HQ for the Eugene, Oregon firm of Morris and Redden and Associates/Architects and Planners . . . the new Citizens Square Building at 1310 Coburg Road.

Colorado Architect John Rogers (RNL, INC) met with the Mayor and the Denver Building Safety Committee in December to enumerate the extra safety features designed into the Mountain Bell Denver Service Center now a-building in Skyline. Guess that "Inferno" pitcher show is gettin' to these guys.

The MCAA Annual Convention is slated for February 18-23 in Orlando, Florida. P.S.: Disney World is right across the street!

"Quality Control"—a Loss Prevention Seminar for Architects and Engineers was sponsored by PEPP and AIA. It was held 10 January at the Braniff Place in Tucson and at the Hilton/Airport in Denver on January 30.

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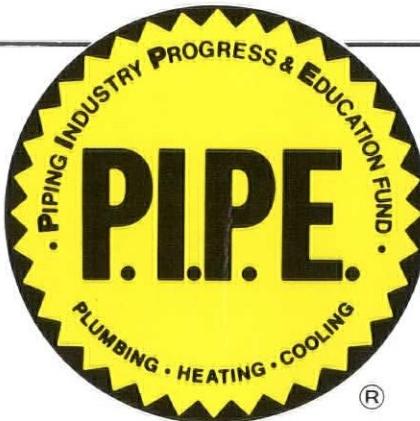
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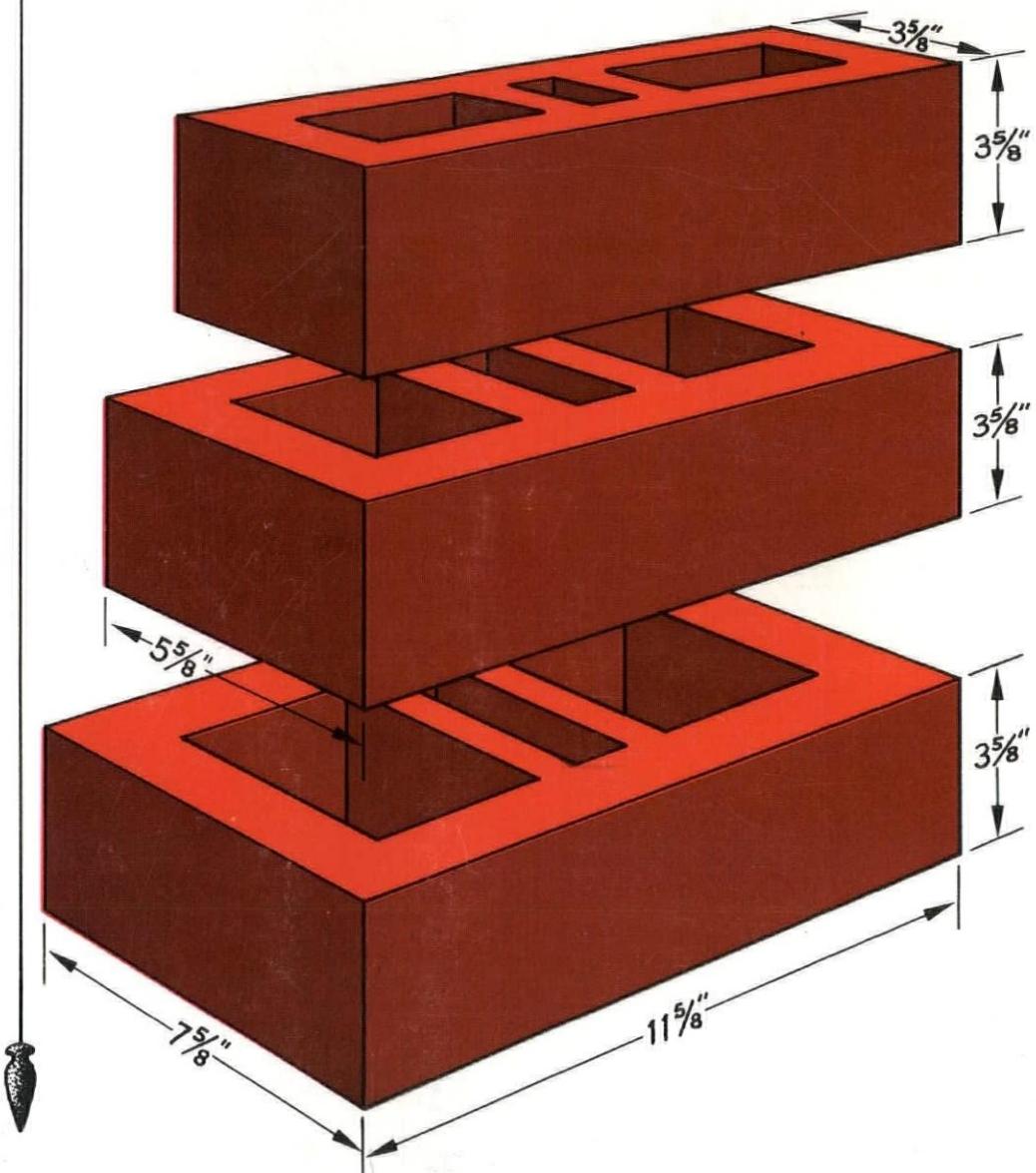


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